



B U R G E S S
P R O P E R T I E S

95 FOURTH STREET CHELSEA, MA
FOR LEASE
BRAND NEW OFFICE RENOVATION 1,000 - 4,000 SF



Burgess Properties, Inc is pleased to present this opportunity to lease a well-located office building in a quickly developing area of Chelsea. Brand new renovation just being completed. The building's zoning allows for a wide variety of uses from traditional office, flex, religious, and retail. A short walk to the New Silver Line with direct connection to South Station as well as Commuter Rail available. Steps from the newly revamped Mystic Mall (Market Basket, Starbucks, Five Guys etc), multiple new hotels and the new FBI HQ building.

Total Building Area	Approximately 13,680 RSF
Available Suites	1,000-4,000 SF available on the first and second floors.
Land Area	17,623 SF
HVAC	Gas-fired roof top units, fully air-conditioned
Parking	Approximately 20 shared spaces on site
Power	1,200 amp
Number of Stories	Two
MBTA	New MBTA Silver Line Bus and Commuter Rail in close proximity
Life Safety	Fully sprinklered
Amenities	Numerous restaurants, shoppes (including Mystic Mall), and hotels located adjacent or within a short walk

Stephen Nohrden
Steve@BurgessProperties.com

Tucker Oniskey
tucker@BurgessProperties.com

www.BurgessProperties.com

214 Commercial Street, Suite 204 Malden, MA 02148

781-321-5200

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