

# PROFESSIONAL OFFICE, R&D LOCATION FOR LEASE

234 Broadway Kendall Sq  
Cambridge, MA



**Location, Location, Location !**

**Asking Price: \$20-\$25/ SF +NNN**

**Building Size: 1500-3450 SF**

**Sub dividable To :**  
**1525SF 2nd Floor**  
**1950 SF 1st Floor**

**Parking: Up to 8 Off Street Parking**

**This building is in a great Kendall Square location—Owner will custom build to suit . Already making improvements.**

**Amenities:**

- High Speed Internet
- Central air conditioning



- 7 minutes to Kendall Red Line T Station
- Easy access to Boston
- Ideal for Start up companies
- Tech , Research, Legal, Insurance,

**Associated  
Brokerage  
Group, LLC**

commercial real estate brokers

**For Information Contact:**

**Grover Taylor**

**617-571-3611**

**Grover@abgrealty.net**

**245 Hampshire Street**

**Cambridge, MA 02139**

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2006 Children/Infants Clothing Stores	\$587,185	\$6,724,095	\$21,531,632
2006 Jewelry Stores	\$292,869	\$5,897,140	\$16,792,255
2006 <del>Mens</del> Mens Clothing Stores	\$929,656	\$17,500,645	\$51,149,687
2006 Shoe Stores	\$478,803	\$8,762,113	\$27,074,265
2006 <del>Womens</del> Womens Clothing Stores	\$1,111,551	\$27,712,661	\$80,561,918
2006 Automobile Dealers	\$5,895,194	\$120,577,216	\$165,511,661
2006 Automotive Parts/Accessories/Repair Stores	\$1,192,246	\$23,603,877	\$70,931,638
2006 Other Motor Vehicle Dealers	\$189,972	\$4,728,423	\$13,247,666
2006 Tire Dealers	\$275,739	\$5,216,249	\$15,839,789
2006 Hardware Stores	\$278,231	\$5,878,295	\$17,505,239
2006 Home Centers	\$2,004,125	\$40,625,728	\$118,915,263
2006 Nursery/Garden Centers	\$1,207,974	\$24,893,209	\$69,882,132
2006 Outdoor Power Equipment Stores	\$284,712	\$6,549,379	\$19,774,033
2006 Paint/Wallpaper Stores	\$157,308	\$2,962,847	\$8,754,621
2006 Appliance/TV/Other Electronics Stores	\$834,997	\$16,932,639	\$51,113,405
2006 Camera/Photographic Supplies Stores	\$177,463	\$3,446,216	\$9,972,004
2006 Computer/Software Stores	\$719,084	\$11,239,302	\$38,426,088
2006 Beer/Wine/Liquor Stores	\$557,623	\$11,242,739	\$38,545,375
2006 Convenience/Specialty Food Stores	\$584,633	\$10,023,033	\$31,764,003
2006 Restaurant Expenditures	\$2,884,958	\$55,613,425	\$168,232,741
2006 Supermarkets/Other Grocery excl <del>Conv</del>	\$5,175,489	\$99,683,830	\$311,457,200
2006 Furniture Stores	\$769,671	\$14,741,853	\$43,071,089
2006 Home Furnishings Stores	\$3,259,445	\$65,035,869	\$186,172,963
2006 Gen Merch/Appliance/Furniture Stores	\$10,964,607	\$209,583,575	\$615,071,940
2006 Gasoline Stations w/ Convenience Stores	\$2,333,912	\$45,765,172	\$145,166,502
2006 Other Gasoline Stations	\$1,749,279	\$35,742,139	\$113,402,498
2006 Department Stores excl Leased <del>Depts</del>	\$11,799,603	\$226,516,208	\$666,185,341
2006 General Merchandise Stores	\$10,194,936	\$194,841,721	\$572,000,851
2006 Other Health/Personal Care Stores	\$460,852	\$9,622,269	\$27,988,571
2006 Pharmacies/Drug Stores	\$2,800,770	\$57,839,954	\$175,851,871
2006 Pet/Pet Supplies Stores	\$572,828	\$11,635,760	\$35,673,276
2006 Book/Periodical/Music Stores	\$443,510	\$8,579,853	\$24,847,885
2006 Hobby/Toy/Game Stores	\$434,691	\$7,912,496	\$24,226,370
2006 Musical Instrument/Supplies Stores	\$71,948	\$847,023	\$2,547,515
2006 Sewing/Needlework/Piece Goods Stores	\$21,603	\$493,255	\$1,430,066
2006 Sporting Goods Stores	\$514,978	\$9,937,668	\$29,312,349





