

# 196 Boston Avenue

Medford, Massachusetts



196 Boston Avenue brings turn of the century elegance into the 2000's. The renovated four-story building features newly finished first class offices from 800 SF, enhanced by state-of-the-art building systems. This is an ideal facility for firms seeking a unique business environment.

Ideally situated less than one mile from Cambridge's Alewife area and five miles from downtown Boston, 196 Boston Avenue is within one mile of both I-93 and Route 2 via the adjacent Mystic Valley Parkway (Rt. 16).

A variety of amenities including Tufts University, hotels, restaurants, recreational activities and professional service are just minutes away. On-site features include ample free parking and MBTA bus service to Lechmere and Davis Square MBTA stations.



*Cummings Properties' highly experienced professionals assure quality building management including leasing, space planning, design, construction, and maintenance. Since 1970 this successful development and property management experience has*

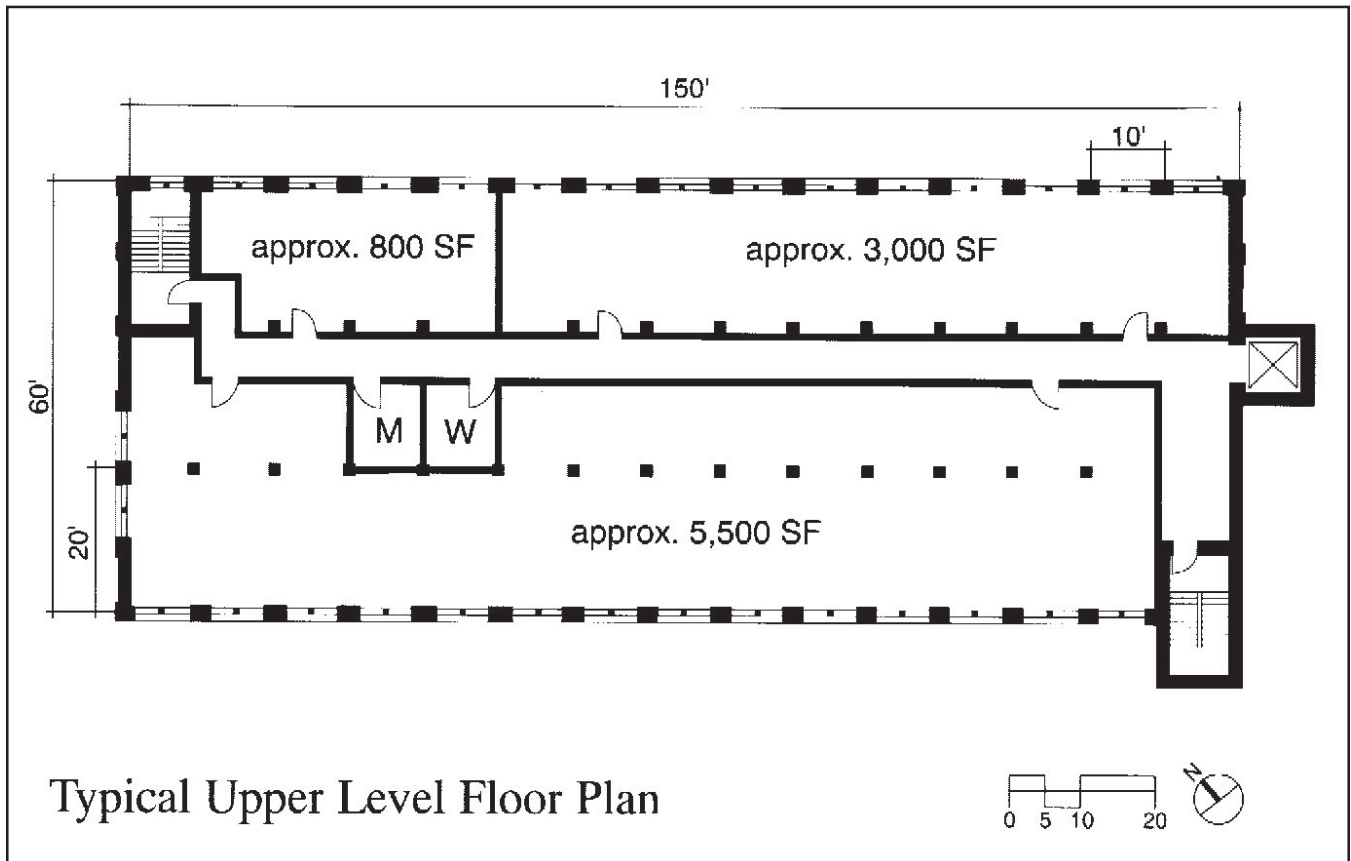
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## Building Features :

- Subdivides to 800 SF.
- 36,000 SF on four floors.
- Completely renovated facility.
- Many large operable windows.
- Individual high efficiency HVAC.
- Unique, historical architectural design.
- Modern passenger and freight elevators.
- Fully sprinklered fire protection system.

## Location :

- 5 miles north of Boston.
- 1 mile to I-93 and Route 2.
- Ample free parking on-site.
- On-site MBTA bus service.
- Convenient nearby services.
- Close to MBTA rail services.
- 10 minutes to Boston's Logan Airport.

