

FOR SALE

FEATURES

- Former United States Post Office
- "National Historic Registered" property
- ±20 surface parking spaces
- Equipped with a loading platform
- Excellent location near Union Square, Somerville

# 237 WASHINGTON STREET

## ±26,625 SF RETAIL/OFFICE/FLEX BUILDING

SOMERVILLE, MASSACHUSETTS

**FINAL CALL  
FOR OFFERS  
NEXT FRIDAY  
OCTOBER 4, 2013**

[www.cbre-ne.com](http://www.cbre-ne.com)

33 Arch Street, 28th Floor • Boston, Massachusetts 02110  
617.912.7000 • Fax 617.912.7001

**CBRE** | New England

CB Richard Ellis—N.E. Partners, LP, a CBRE Joint Venture



### ABOUT THE PROPERTY

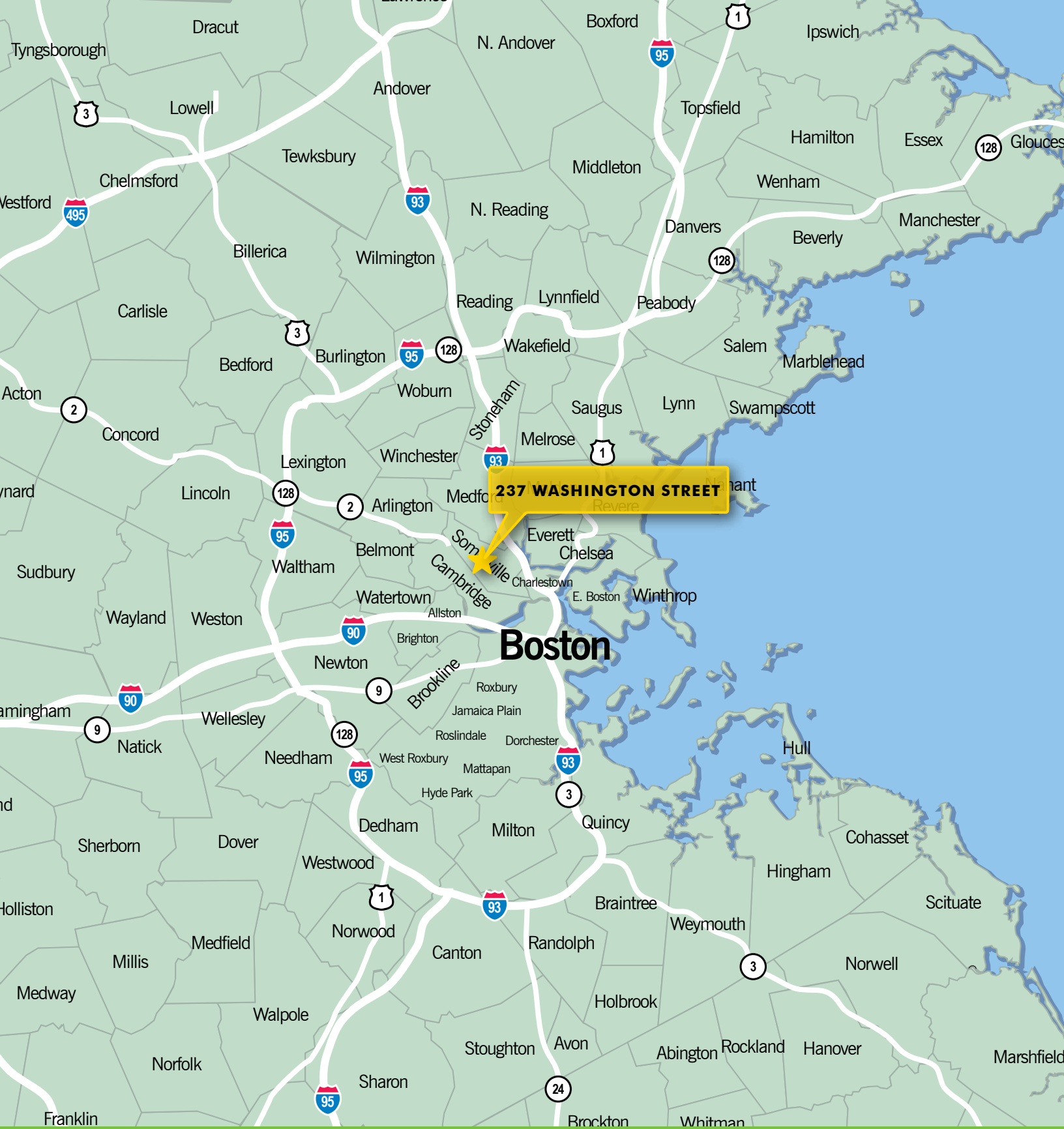
CBRE/New England is pleased to announce the availability of an exciting retail/office/flex opportunity for sale in Somerville's Union Square in Somerville. Located approximately one mile from Interstate 93 (Exit 28) and within walking distance to the MBTA's Orange Line, 237 Washington Street provides excellent visibility, accessibility and an outstanding traffic count. The building has served as the Somerville Post Office since the 1930s.

### BUILDING SPECIFICATIONS

<b>Asking Price</b>	\$2.5 million	<b>Elevator</b>	One freight elevator (5,000-lb. capacity) One passenger elevator
<b>Total Building SF</b>	±26,625 SF, which includes 12,825 SF on the upper level and 13,800 SF on the lower level	<b>Real Estate Taxes</b>	\$2.21/SF
<b>Lot Size</b>	0.55 acres	<b>Roof</b>	Rubber membrane
<b>Parking</b>	±20 surface spaces	<b>HVAC</b>	Fully air-conditioned (rooftop units) and gas heating system
<b>Zoning</b>	CCD 55 (Central Corridor District 55)	<b>Fire/Security</b>	Hard-wired system for smoke and heat
<b>Year Built</b>	1930		
<b>Construction</b>	Brick exterior with concrete framing		

**±26,625 SF RETAIL/OFFICE/FLEX BUILDING**





**FOR MORE  
INFORMATION**

[www.cbre-ne.com](http://www.cbre-ne.com)

**Jim Travers**  
First Vice President  
617.912.7028  
[jim.travers@cbre-ne.com](mailto:jim.travers@cbre-ne.com)

**Jake Borden**  
Vice President  
617.912.7026  
[jake.borden@cbre-ne.com](mailto:jake.borden@cbre-ne.com)

**33 Arch Street, 28th Floor • Boston, Massachusetts 02110**  
617.912.7000 • Fax 617.912.7001

**CBRE** | New England

© 2013 CBRE, Inc.  
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CB Richard Ellis—N.E. Partners, LP, a CBRE Joint Venture