



20
GUEST
STREET
BRIGHTON, MA

SUBLEASE AVAILABLE
5,500 - 11,000 RSF
IMMEDIATE OCCUPANCY

**AVISON
YOUNG**

20 GUEST STREET

AVAILABLE:
NOW!

TERM:
UP TO 6 YEARS

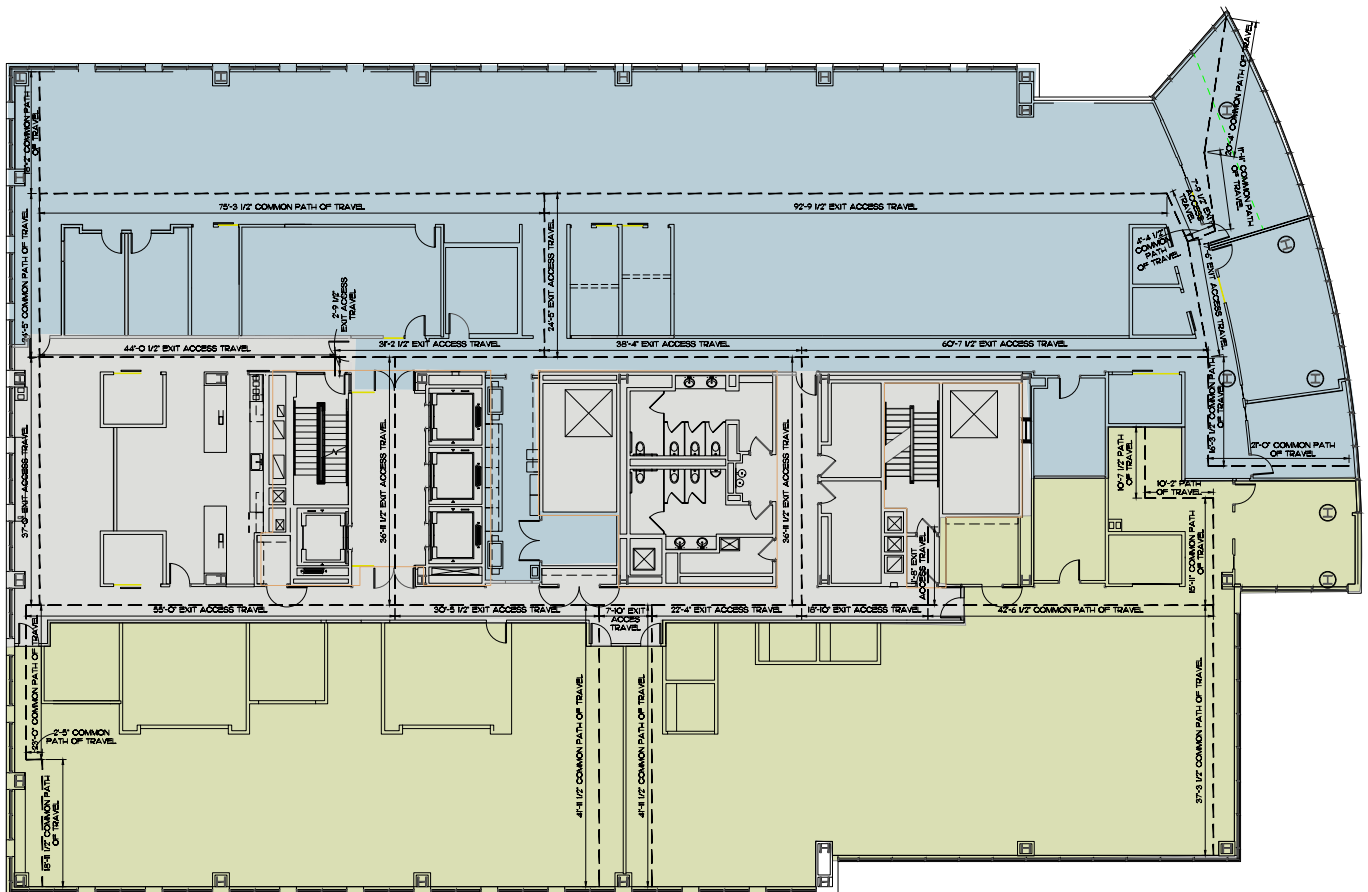
SPACE AVAILABLE:
FLOOR 8: 5,500 - 11,000 SF
SUB-DIVIDABLE

Fully-furnished sublease

Modern workspace with high ceilings

Ample natural light

Turn-key setup



20
FLOOR PLAN

- Available space 5,500 - 11,000 RSF
- Shared kitchen & restrooms
- Occupied



20G MARKET/CAFE NOW OPEN

STATE-OF-THE-ART
**CONFERENCE
FACILITIES & CAFE**
AT 20 GUEST STREET



COLLABORATIVE & CREATIVE WORKSPACES



AVISON
YOUNG



RENOVATED LOBBY & ABUNDANT NATURAL LIGHT





MULTIPLE LARGE **GATHERING SPACES**



AMENITIES & LOCATION


20 Guest Street offers a vibrant, convenient location within the **New Balance campus**, featuring ample parking, a renovated lobby, and upcoming amenities like a café, conferencing center, and lounge. Situated in the city's heart, it provides easy access to restaurants, retail, entertainment, and outdoor activities, ideal for tenants seeking an active lifestyle.

 **EASY ACCESS TO I-90**

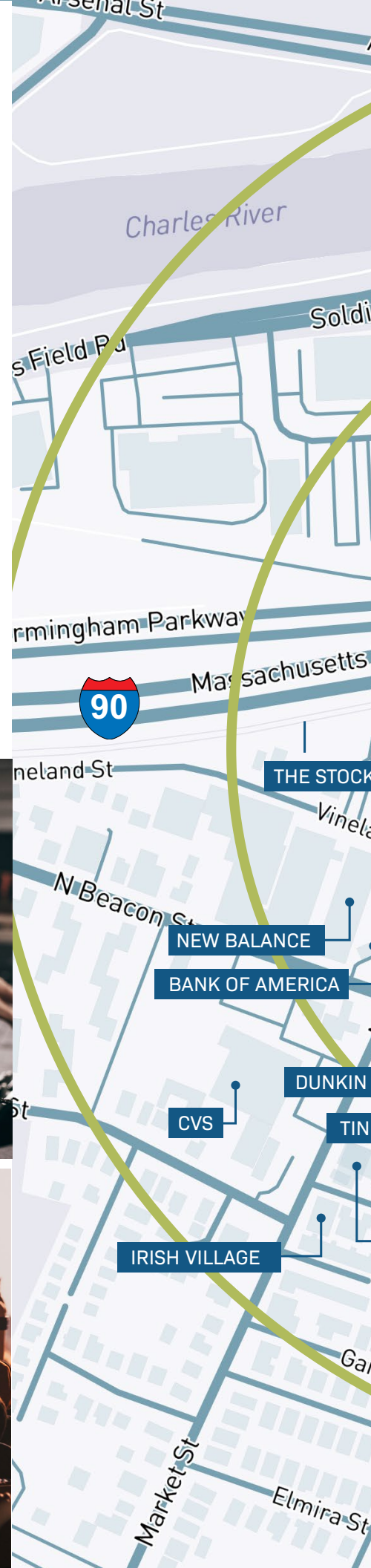
 **3 STOPS TO DOWNTOWN BOSTON**

 **ON-SITE PARKING: 2/1,000 SF**

 **5 MINUTE WALK TO FRAMINGHAM/WORCESTER COMMUTER RAIL LINE**

 **SHUTTLE TO HARVARD RED LINE T STOP & KENMORE & WASHINGTON AT COMM AVE GREEN LINE T STOPS**

 **15 MINUTES TO LOGAN INTERNATIONAL AIRPORT**





20 GUEST STREET

10 MINUTE WALK

5 MINUTE WALK

AMERICAN FLATBREAD
BRIGHTON BOWL
THE BAGEL TABLE
UNION SQUARE DONUTS

BOSTON LANDING STATION

RAIL STOP RESTAURANT & BAR

KOHI COFFEE COMPANY

NB FITNESS CLUB

THE TRACK AT NEW BALANCE

BROKEN RECORDS

STOP & SHOP
CITIZENS BANK

ROADRUNNER

LANTERA

MAINLY BURGERS
FOMU
CRUMBL COOKIES

WIDOWMAKER
TAPROOM & KITCHEN

DARBAR

BRIGHTON HOUSE OF PIZZA

AVISON YOUNG



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