

# 35-37 Prospect Street

Somerville, MA 02143



Union Square Flex Space for Lease  
**±3,732 SF Free-Standing Building**

## Property Overview

Strategically located in Somerville, MA, this versatile ±3,700 square-foot flex building offers an ideal solution for light industrial, showroom, creative studio, R&D, small manufacturing, or office-support operations. The property combines functional open space, flexible layout potential, high ceiling and dedicated on-site parking—a rare combination in an urban infill market such as Somerville.

## Building Details

RBA	±3,732 SF
Building Type	Flex
Building Class	B
Land	0.19 Acres
Year Built/Renovated	1972/2011
Clear Height	12'
Loading	Two (2) Overhead Doors
Parking	On-Site Parking
Amenities	Restrooms with Showers

## Demographics\*

**985,716**  
POPULATION

**412,069**  
NO. OF HOUSEHOLDS

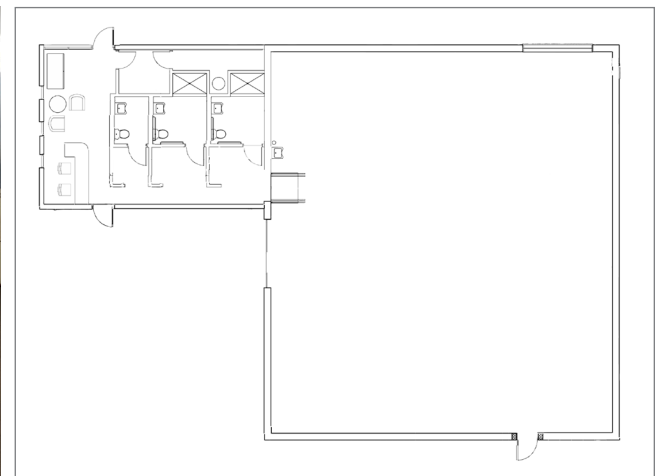
**\$126,295**  
AVG. HOUSEHOLD INCOME

**34.5**  
MEDIAN AGE

**58%**  
BACHELOR'S DEGREE+

**\$801,987**  
MEDIAN HOME VALUE

\*Source: CoStar; data is within a 5 mile radius



# Location Overview



**<0.1 Miles**

UNION SQUARE  
MBTA Station



**±0.5 Miles**

ROUTE 28  
McGrath Highway



**±1.5 Miles**

I-93  
North/South



**±15 Minutes**

DOWNTOWN  
Boston



**±7.0 Miles**

LOGAN  
Airport





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