

Twin City

22 McGRATH

OFFICE | FLEX SPACE FOR LEASE

17,101 - 32,776 SF AVAILABLE

22 McGrath Highway, Somerville, MA 02143



Twin City 22 McGRATH



Existing Building



Proposed Rendering

±\$10.5 Million Redevelopment
Spring 2025

Property Highlights



±\$10.5M Redevelopment
Spring 2025



2nd Floor
Office | Flex Space



2.10/1,000 SF
Parking Ratio



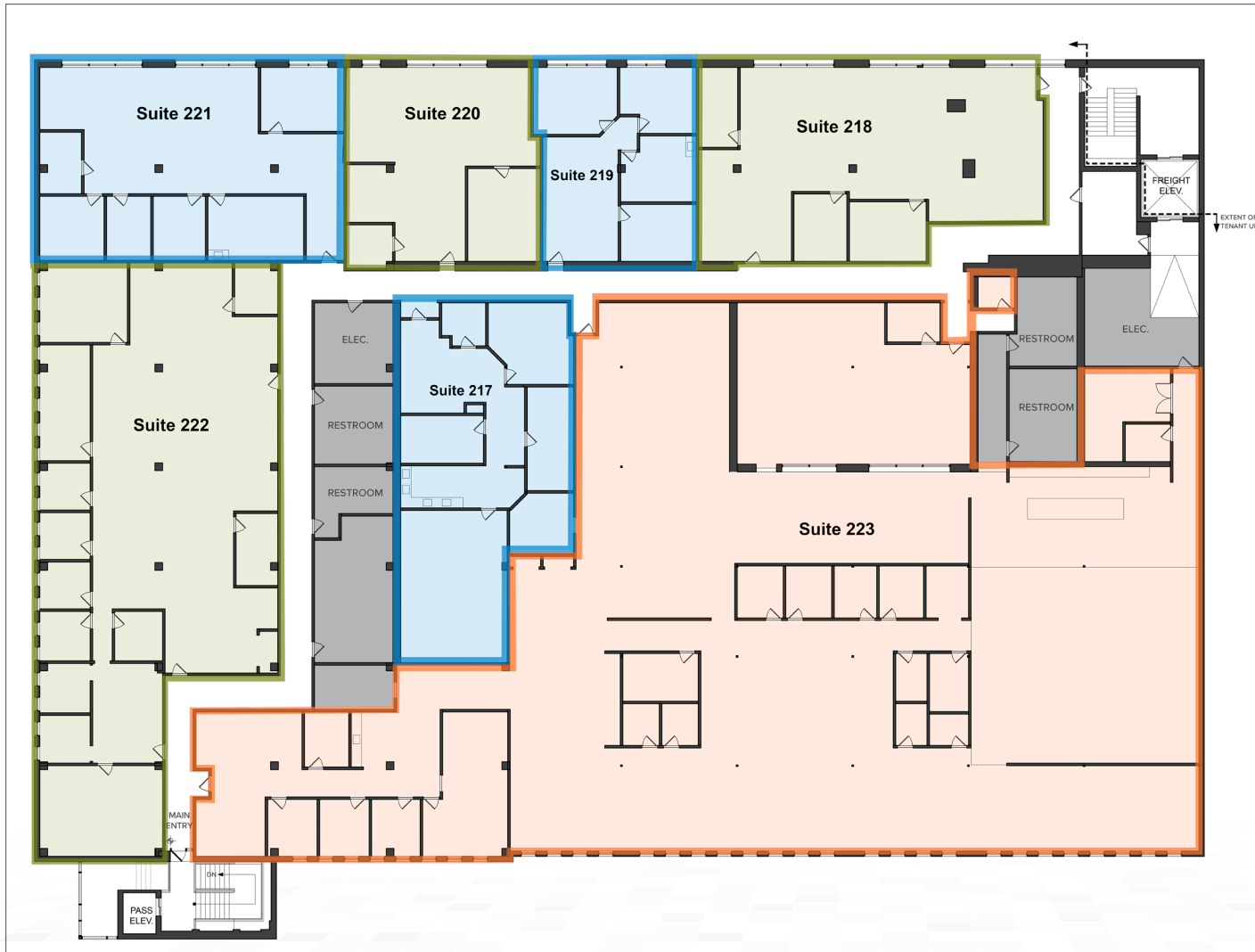
1 Passenger &
1 Freight Elevator

About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Their legacy of success is evidenced by 480+ thriving centers, 23 regional offices, and properties in most major U.S. markets.

Property Specifications

Building GLA	285,130 SF
Building Type	Mixed-Use (Retail & Office Flex)
Year Renovated	2025 Facade Renovation
No. of Floors	Three (3)
No. of Elevators	One (1) Passenger; One (1) Freight
Floor Load	Up to 147 lbs. PSF
Electrical	800-2100 Amps, 3 Phase
Ceiling Height	10'0" - 18'0"
Parking Ratio	2.10/1,000 SF
Shared Loading	One (1) Exterior Loading Dock



2ND FLOOR SPACE CONFIGURATION

SPACE	RSF
0217	2,154 SF
0218	2,720 SF
0219	1,351 SF
0220	1,637 SF
0221	2,550 SF
0222	5,263 SF
0223	17,101 SF
Total RSF	32,776 SF



Occupancy
January 2026



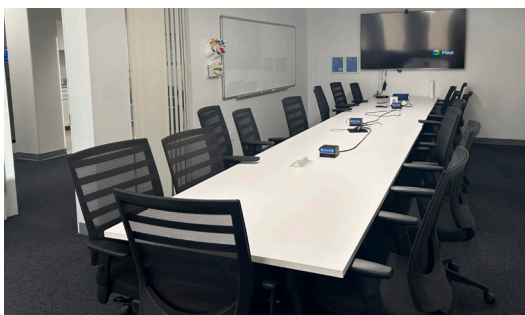
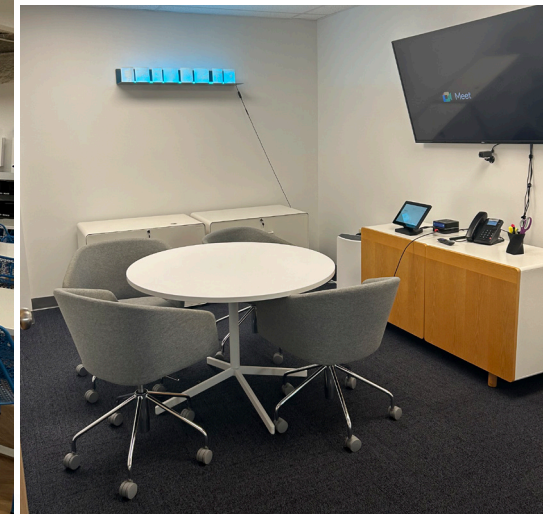
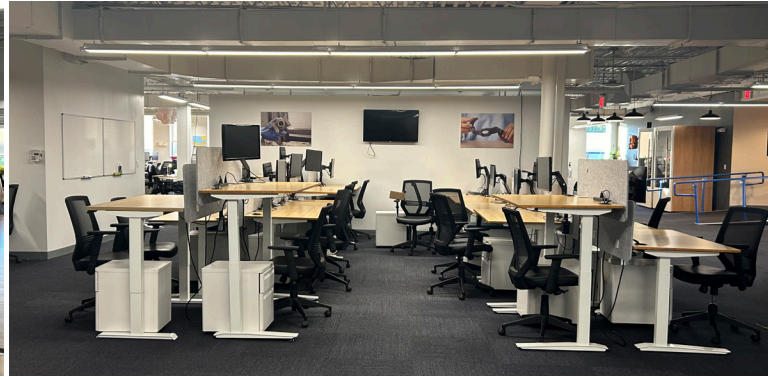
17,101 - 32,776 SF
Available
Office | Flex Space



Full Floor Lease
Opportunity



10,000 lb. Freight
Elevator





4 Miles
To Logan
International Airport



3 Miles
To Downtown
Boston



2.3 Miles
To I-93 North



1.6 Miles
To I-93 South



1 Mile
To Kendall/MIT
MBTA Station



.08 Miles
To Cambridge
Crossing



.06 Miles
To Lechmere
MBTA Station



.06 Miles
To Union Square
MBTA Station





RETAIL TENANTS

SPACE	TENANT	SF
0001	STAR MARKET	62,500
0002	AVAILABLE SOON	16,580
0003	MARSHALLS	40,200
0004	K&G	20,539
0005	ATI PHYSICAL THERAPY	5,500
0006	DUNKIN'	1,064
0007	GENTLE DENTAL	2,951
0008	T-MOBILE	3,820
0009	SEW-FISTICATED	3,462
0011	LIQUOR JUNCTION	8,372
0012	BANK OF AMERICA - ATM	195
0013	PEARLE VISION	2,200
0014	SOMERVILLE NAIL BAR	1,825
0015	TROPICAL SMOOTHIE CAFE	1,857
0016	DOLLAR TREE	11,070
0500	MCDONALD'S	4,039
0B28	EVER FITNESS	26,391
0B29	EXTRA SPACE STORAGE	38,500

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