

# AMES BUSINESS PARK | SOMERVILLE, MA



For Lease  
10,523 - 33,481 SF  
Office/Warehouse/R&D

**NAI**Hunneman

Commercial Real Estate Services, Worldwide.

303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)

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# AMES BUSINESS PARK | SOMERVILLE, MA

Ames Business Park is an urban commercial/ manufacturing warehouse center totaling nearly 300,000 square feet of high-bay warehouse and attractively fit-out second story office space.

Industrially zoned, the property offers a wide variety of spaces, capable of accommodating from 500 to 45,000 square feet of office space requirements, and up to 100,000 square feet of warehouse / manufacturing use. There are up to nine dock high doors available and up to 210 off-street parking spaces.

Ames Business Park offers swift access to all of Cambridge and Somerville, and is less than eight minutes from I-93. The property is surrounded by numerous amenities in nearby Union Square, while Harvard Square and Central Square are within minutes. The Somerville Avenue location is well-served by numerous MBTA Bus lines.

## BUILDING SPECIFICATIONS:

<b>TOTAL SIZE</b>	294,000 SF
<b>AVAILABLE SPACE</b>	10,523-33,481 SF
<b>AVAILABLE</b>	Immediately
<b>RENTAL RATE</b>	\$8.95 / SF NNN - \$19.95 / SF Gross
<b>YEAR BUILT</b>	1910 - 2000
<b>FLOORS</b>	One and two
<b>LOADING</b>	Nine (9) trailer height loading docks
<b>PARKING</b>	210 spaces
<b>FEATURES/AMENITIES</b>	<ul style="list-style-type: none"><li>▪ Flexible office &amp; warehouse configuration</li><li>▪ Rare 20' + clear height warehouse in an urban setting</li><li>▪ Access to public transportation</li><li>▪ Wealth of area amenities</li></ul>
<b>LOCATION</b>	Centrally located in Somerville's Union Square with close proximity to I-93, Storrow Drive, Harvard Square, Central Square and Kendall Square



## contact information

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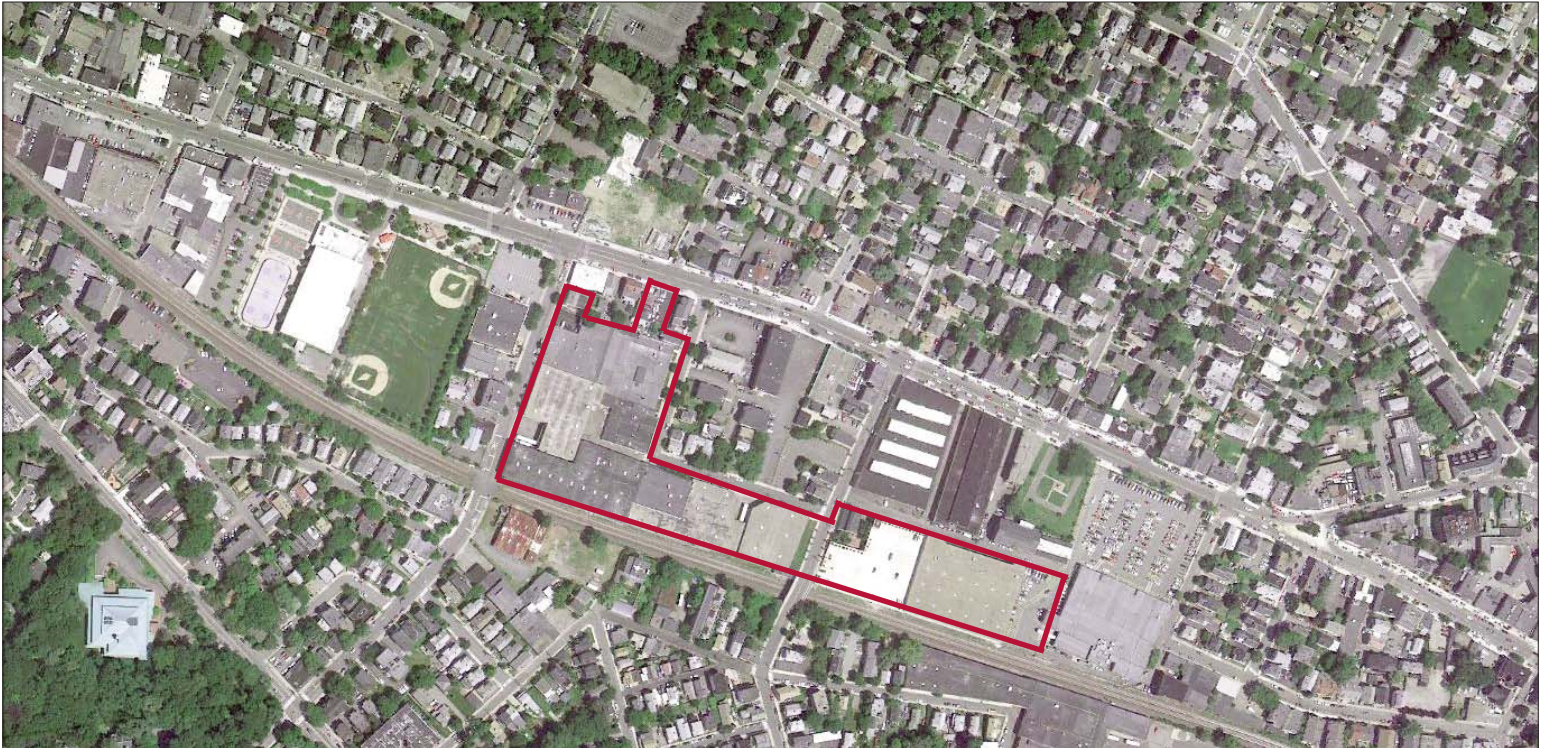
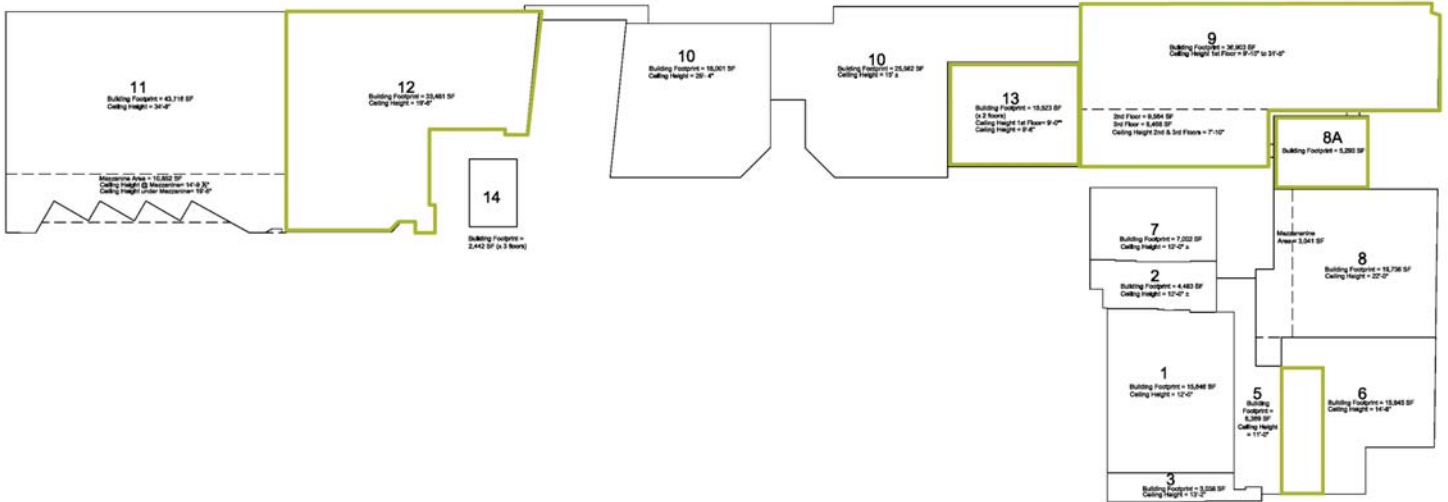
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# Ames Business Park Available Space

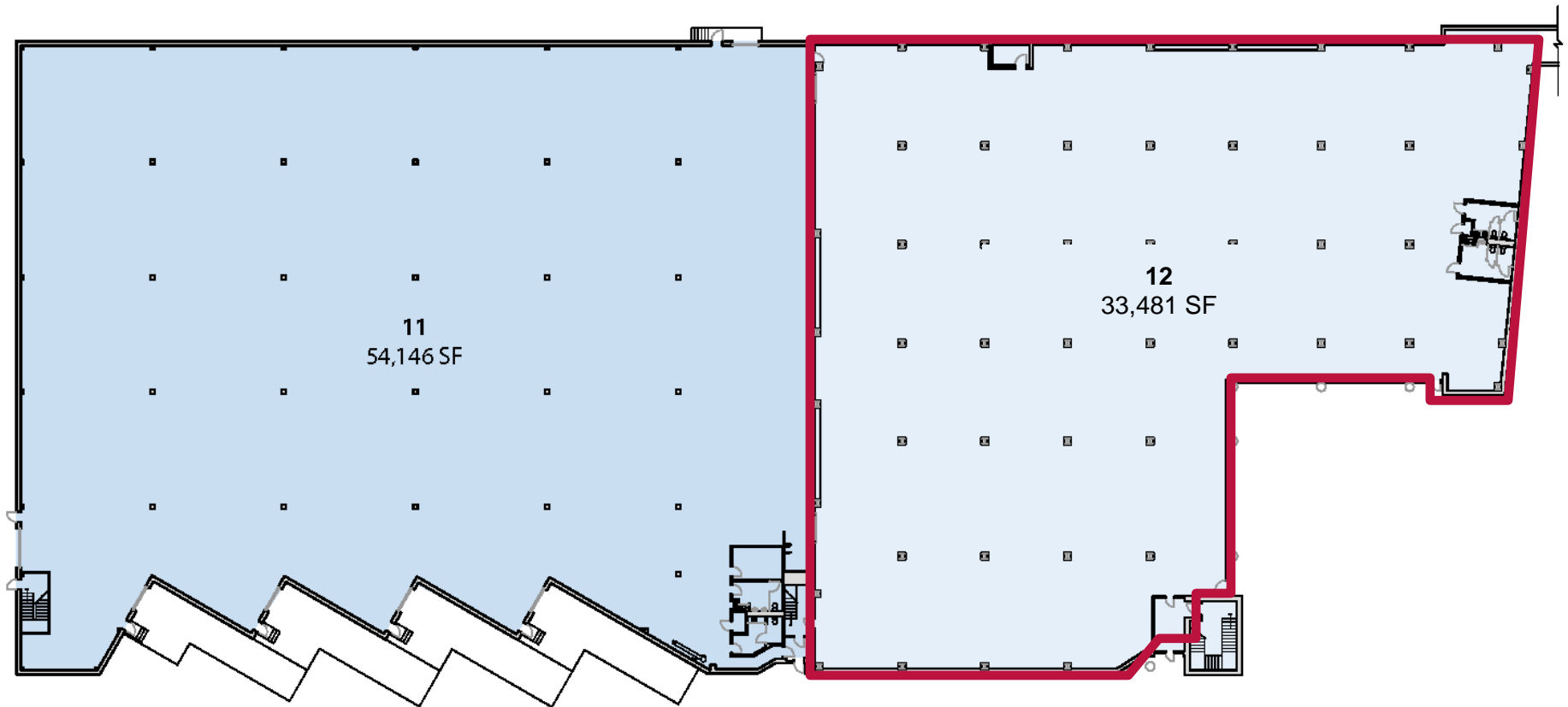


## Buildings

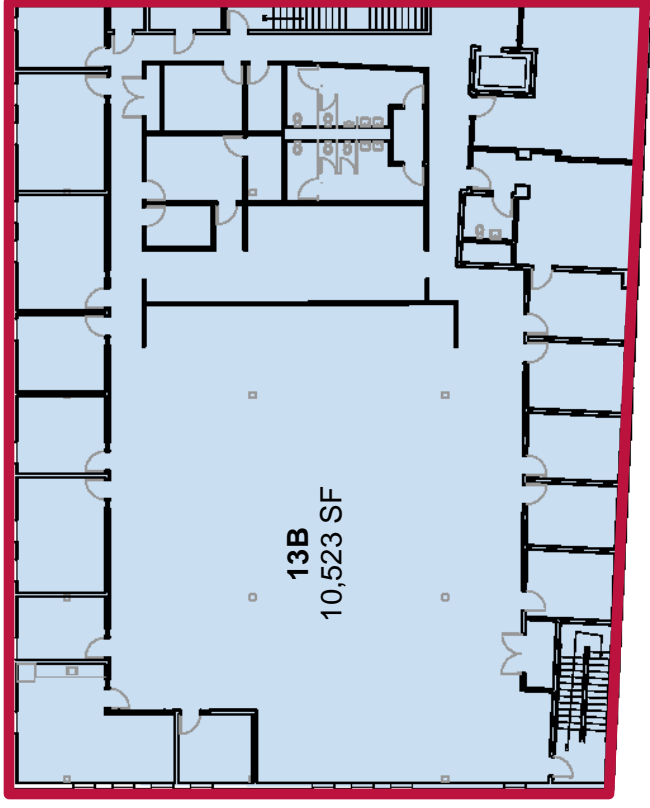
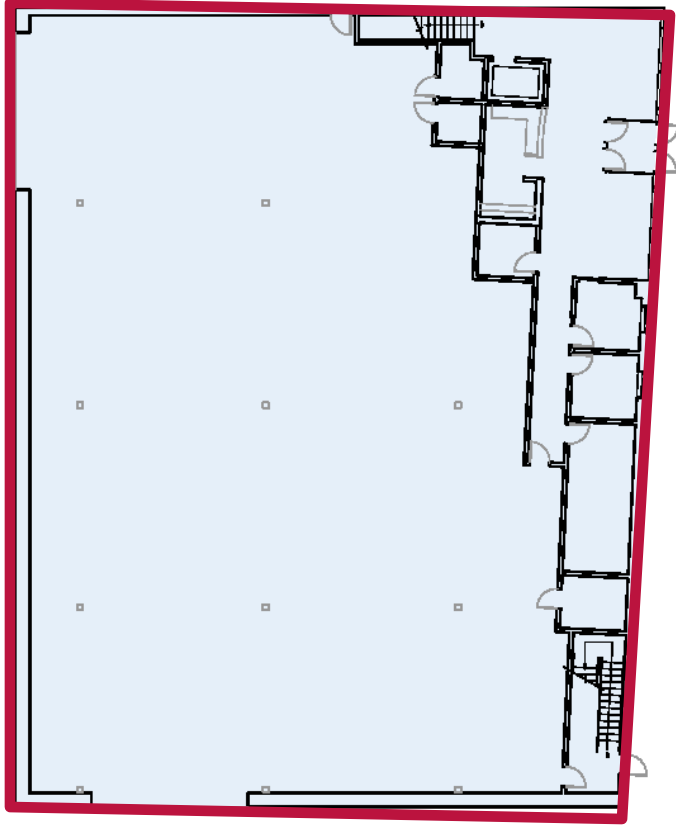
## Space (SF)

Building 6	4,200 SF
Building 8A	5,293 SF
Building 9	36,903 SF
Building 9A	9,564 SF
Building 9B	6,468 SF
Building 12	33,481 SF
Building 13A	10,523 SF
Building 13B	10,523 SF
<b>Total Available</b>	<b>116,955 SF</b>

# Ames Business Park Floor Plans



# Ames Business Park Floor Plans



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