

**NEWLY RENOVATED CORNER OFFICE/RETAIL
SPACE FOR LEASE** ♦ 3,011 SF Available



86 Kirkland Street, Cambridge, MA



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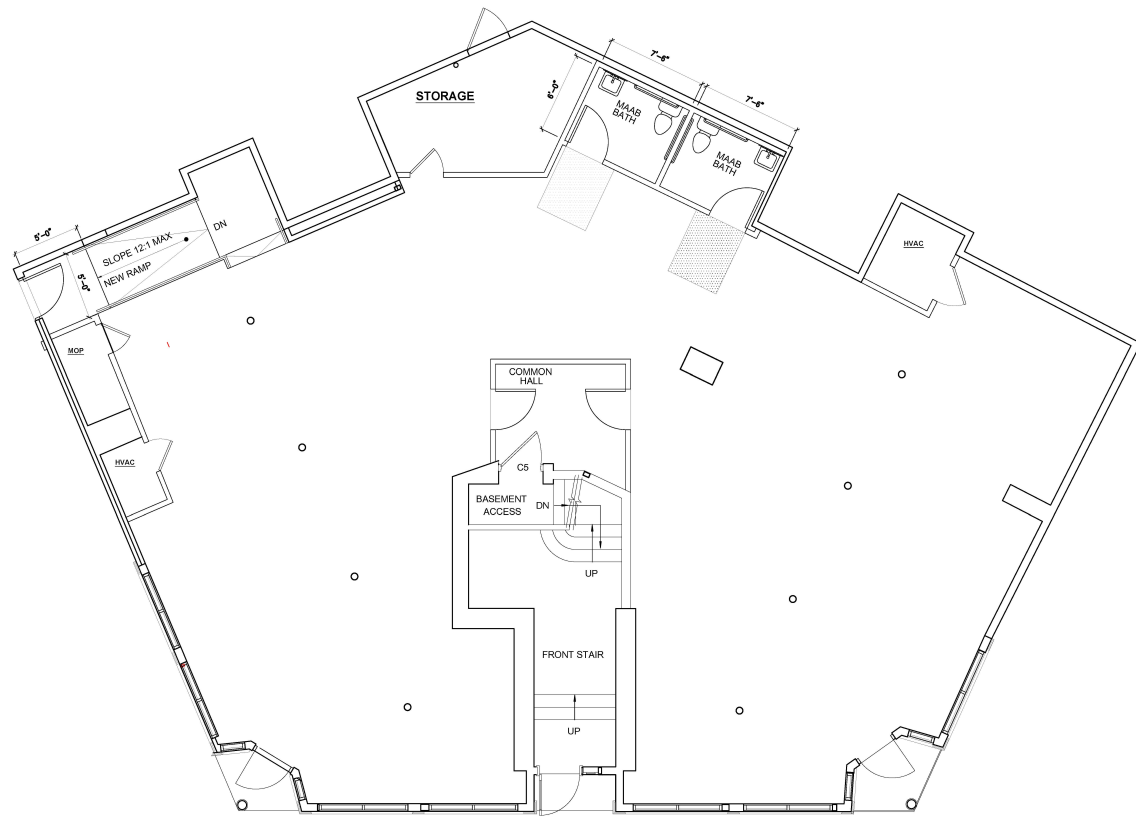
Property Highlights

- ◆ *Subdividable to 1,350 SF*
- ◆ *Newly Renovated Interior and Exterior*
- ◆ *Basement Storage Space*
- ◆ *MBTA Redline Porter & Harvard within 1 mile*
- ◆ *Flexible & Configureable Interior*
- ◆ *10' Ceiling Height*



Description

Newly Renovated Street Retail available in the heart of Cambridge conveniently located to Porter Square, Harvard, and Inman Square. With great street frontage, your business will receive unparalleled visibility. The space offers high ceilings and a wall of windows, making it bright and sunny, creating a spacious feeling. Building will be delivered in vanilla box condition with new façade and windows.



**86 KIRKLAND ST
CAMBRIDGE MA**

PROPOSED PLAN 1 SPACES CORE AND SHELL

JAN 06 2023

GCD ARCHITECTS



Floorplan

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MARKET BASKET
The Wine & Cheese Cask

86 Kirkland St 

Thirsty Scholar Pub
 
Thai Hut Restaurant

 HARVARD UNIVERSITY

  
  AT&T





 Harvard Redline

 Medical Center

Demographics

	1 mile	3 miles
Population	76,126	484,409
Households	32,923	210,990
Median Age	36.20	35.00
Median HH Income	\$103,387	\$100,231

Transportation Score	
Walk Score	91
Transit Score	80



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