

826

BROOKLINE BOULEVARD



Commercial Space for Lease

6,886 Sub-dividable SF

Zoned LNC

Property Highlights

- Former BNYMellon Emergency Command-Control Center
- Three-phase, 600amp electric & high speed data cabling throughout
- New HVAC Summer 2019, Utilities metered by floor
- New roof Summer 2019
- Corner location allows abundant natural light on upper 2 floors & excellent signage potential
- Limited private parking, angled street & covered garage metered parking
- Convenient to downtown, south hills & major routes around the city

BOULEVARD-LEVEL STOREFRONT: 2,580 SF
CURRENTLY OPEN, OFFICE & CONFERENCE SPACE
BUILDOUT AVAILABLE

RENT: \$3,250 PER MONTH PLUS UTILITIES

UPPER-LEVEL OFFICE SPACE: 1,726 SF
2 PRIVATE OFFICES, CONFERENCE ROOM, BREAK ROOM &
COLLABORATIVE SPACE, 2 RESTROOMS

RENT: \$1,400 PER MONTH PLUS UTILITIES

STEBBINS AVENUE-LEVEL: 2,580 SF
FLEXIBLE OPEN SPACE, 2 RESTROOMS & STORAGE

RENT: \$1,200 PER MONTH PLUS UTILITIES

**Additional photos & information:
www.826Brookline.com**

**Contact us:
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