

# OFFICE FOR SALE OR FOR LEASE



## 4 CANAL PARK, UNIT C1

CAMBRIDGE, MA 02141



**MADISON O'BRIEN**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type:	Office
Available SF:	4,764 SF
Zoning	BA
Lease Rate:	\$50.00 SF/yr (MG)
Sale Price:	Subject To Offer

### PROPERTY OVERVIEW

Kelleher and Sadowsky is pleased to introduce 4 Canal Park, Unit C1 in Cambridge available For Sale and For Lease. Unit C1 is a ±4,764 office space that is located on the first floor of the building with its own private entrance and front row parking. This space was previously occupied by a law office in which includes, 11 private offices, 3 restrooms, a kitchen, a conference room, private outdoor space, and more. 4 Canal Park is conveniently located along Charles River with a walking trail right outside, less than a 5-minute walk to the T-Station and many restaurants and coffee shops nearby. Call Madie with any questions or to schedule a tour.

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## ADDITIONAL PHOTOS



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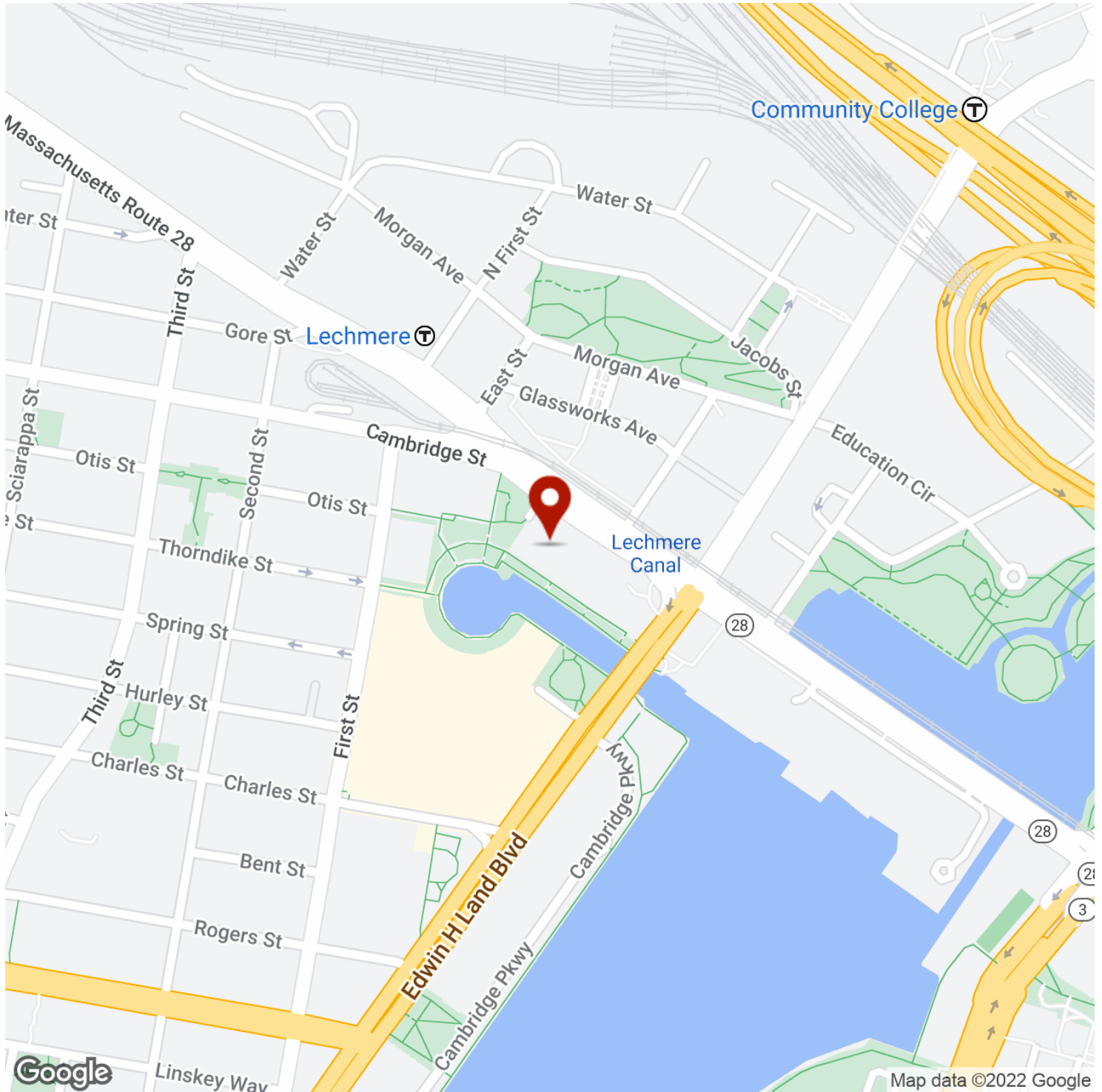
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## LOCATION MAP



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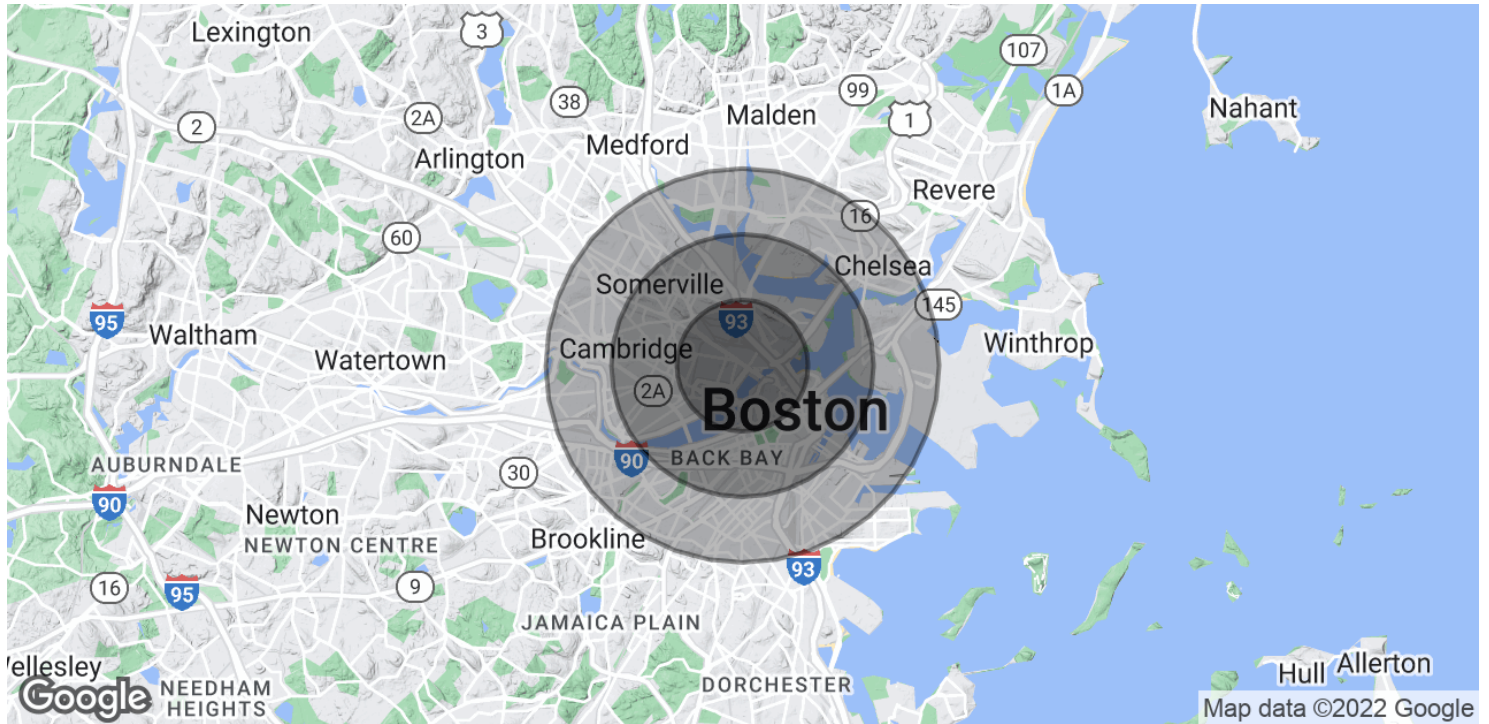
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	41,052	206,393	442,176
Average Age	34.1	32.5	31.3
Average Age (Male)	34.1	32.7	31.0
Average Age (Female)	35.2	33.0	31.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	20,898	98,987	194,273
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$103,202	\$100,312	\$85,452
Average House Value	\$607,219	\$639,090	\$575,467

\* Demographic data derived from 2020 ACS - US Census

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