

# Prime Stoneham business locations

Montvale Avenue



High visibility office, medical, and flex space  
directly off I-93. Ideal for office, business services,  
R&D, healthcare, and other uses.







## 92 Montvale Avenue, Stoneham

*Existing medical office*

- 860 Square Feet
- Private exam rooms

\* Currently available for a base rate of \$29.00 per square foot, annually



## 92 Montvale Avenue, Stoneham

*Existing office suites*

- 1,494 square feet
- 3,107 square feet

\* Currently available for a base rate of \$22.00 per square foot, annually



## 38 Montvale Avenue, Stoneham

*Existing flex suite*

- 1,705 Square Feet
- 2,427 Square Feet
- Access to shared loading

\* Currently available for a base rate of \$15.00 per square foot, annually



## 38 Montvale Avenue, Stoneham

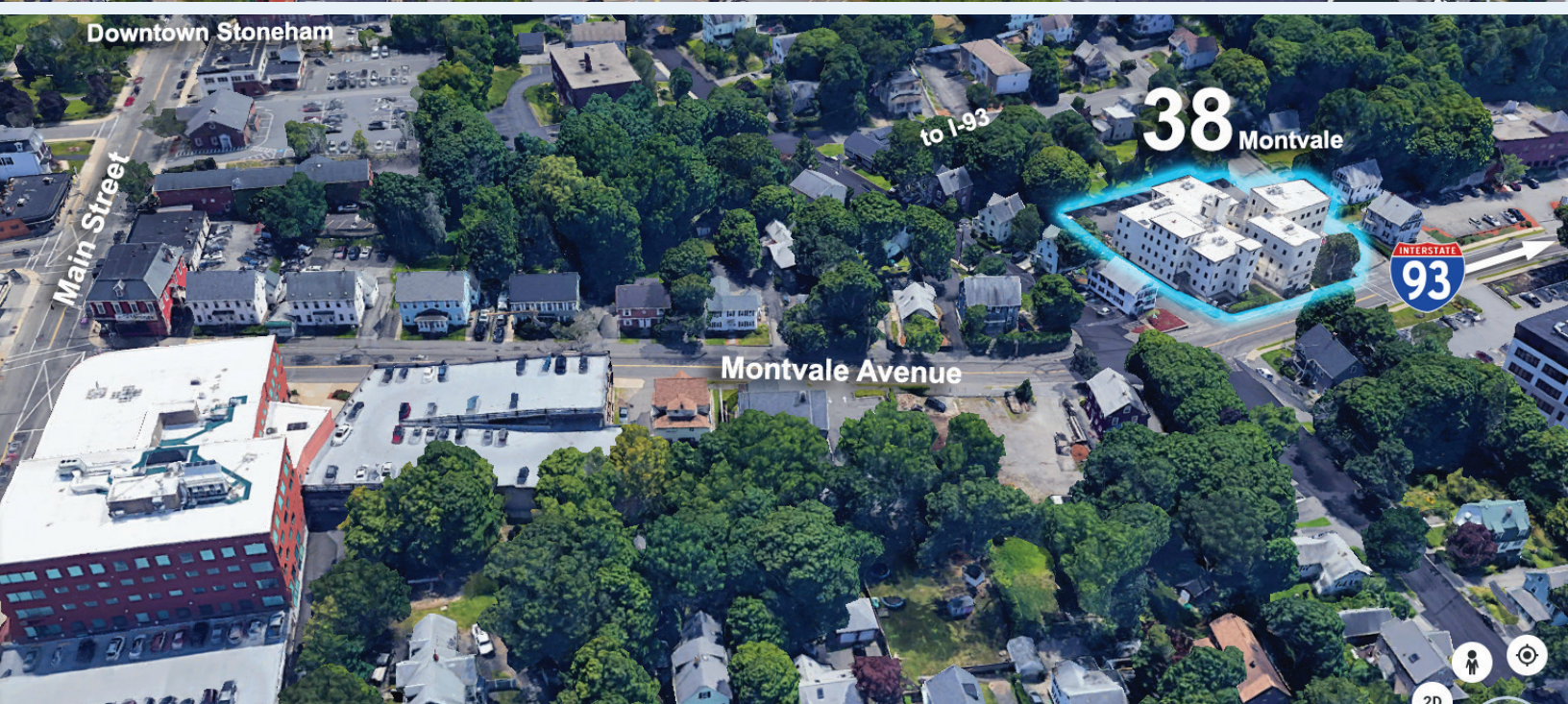
*Existing office suites*

- 685 Square Feet
- 2,350 Square Feet

\* Currently available for a base rate of \$16.00 per square foot, annually



**Location** - Conveniently located less than 10 miles from downtown Boston, 92 Montvale Avenue is immediately accessible to both Interstate 93 and Route 128 (I-95).



The above listed base rates are based on a five-year, full-service lease. Our full-service lease includes base real estate taxes, building-standard structural and mechanical maintenance, building insurance, snow plowing, common area cleaning and maintenance, landscaping, property management services, and parking.