

# CHELSEA SQUARE

60 ARLINGTON

97-101 2ND

70 EVERETT

80 EVERETT

90 EVERETT

105 EVERETT

45-47 SPRUCE STREET

4,733 SF AVAILABLE

FLEX/INDUSTRIAL



# CHELSEA SQUARE

Chelsea Square in Chelsea, MA is seven-(7) building +/-260,000 rentable square foot mixed use urban campus property and home to such companies as Chelsea Clock, Eastern Bank and a satellite location for Bunker Hill Community College. Chelsea Square can accommodate a variety of user types ranging from medical to office, light manufacturing and biotech.

Exceptionally well located with the Boston skyline as its backdrop, Chelsea Square is just minutes to downtown and Boston's CBD and Logan International Airport with immediate access to the MBTA's Silver Line and Commuter Rail.

Area amenities include countless dining options such as Chelsea Station Bar & Grill, Dunkin Donuts, and Five Guys. The adjacent Mystic Mall is anchored by Market Basket with other well know retailers such as Home Goods and T.J. Maxx. Nearby lodging options include the Hampton Inn, Hilton Double Tree and the Encore Boston Harbor. Chelsea Square amenities include a grab and go café, on-site property management, an Eastern Bank branch and an MBTA Silver Line stop.

## 45-47 SPRUCE STREET

|                      |                   |                      |  |
|----------------------|-------------------|----------------------|--|
| <b>Availability:</b> | 4,733 SF          | <b>Power:</b>        | 1,000 Amps, 120/208 Volt, 3-phase  |
| <b>RBA:</b>          | 27,000 SF         | <b>Clear Height:</b> | 18'  |
| <b>Stories:</b>      | Two               | <b>Loading:</b>      | Two (2) grade-level loading doors  |
| <b>Year Built:</b>   | 1970              | <b>Amenities:</b>    | - Access to 70 Everett Ave conference center with storage, wet bar & sink.<br>- Market in the Square grab and go coffee.<br>- Chelsea Station Restaurant & Lounge. |
| <b>Parking:</b>      | 3/1,000 SF        |                      |  |
| <b>Tel/Data:</b>     | Comcast & Verizon |                      |  |



**5 MIN. WALK**  
TO CHELSEA STATION  
(COMMUTER RAIL & SILVER LINE)



**15 MIN. DRIVE**  
TO BOSTON LOGAN AIRPORT



**0.1 MILE**  
TO ROUTE 1 NORTH & SOUTH



**3 MILES** TO I-93 SOUTH  
**4 MILES** TO I-93 NORTH



**5 MILES**  
TO I-90 MASS PIKE



# 45-47 SPRUCE STREET

FLOOR 2

4,733 SF AVAILABLE



DOWNTOWN BOSTON



ASSEMBLY ROW

Encore  
BOSTON HARBOR

HomeGoods®

BURGER KING

Starbucks

Santander

TJ-maxx

FIVE GUYS  
BURGERS and FRIES

MARKET BASKET  
"MORE FOR YOUR DOLLAR"

Citizens Bank®

Michaels  
Where Creativity Happens™

TARGET

COSTCO  
WHOLESALE

FRIDAYS

ULTA  
BEAUTY

THE HOME DEPOT

GAP

Total Wine & MORE

PETSMART

TEXAS HOLDINGS



**CHELSEA SQUARE**

**FOR MORE INFORMATION PLEASE CONTACT:**

**CHRIS CURLEY**  
*Executive Vice President*  
617.457.3211  
ccurley@hunnemanre.com

**MIKE ALLEN**  
*Senior Vice President*  
617.457.3276  
mallen@hunnemanre.com

**PETER BEAN**  
*Executive Vice President*  
617.457.3238  
pbean@hunnemanre.com



303 Congress Street, Boston, MA 02210 / 617.457.3400 / [www.hunnemanre.com](http://www.hunnemanre.com)

@2026 Hunneman. All rights reserved. All information has been obtained from sources believed reliable but no warranty or representation is verified for accuracy or completeness. Caution and independent investigation of property and information should be verified. Reliance on this information is at your own risk.