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ABG Commercial Realty sells 6,868 s/f office condo at at 389 Main St., Malden, MA for \$1.1 million

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Malden, MA ABG Commercial Realty has completed the sale of a full-floor office condo located at 389 Main St., Units 301–304, in Malden Sq. The 6,868 s/f third-floor space was purchased by Embrace Pathways to Wellness LLC for \$1.1 million.

ABG Commercial Realty brokers Ana Oliveira and Bernard Gibbons represented the seller, Aphli LLC, in the transaction. The buyer, a multi-state wellness organization with offices in Peabody, Mass. and Florida, plans to fully renovate the space and relocate its local operations to the new space.

The property features a mix of office and lab space with expansive windows and vibrant natural light. Situated in Malden Sq., it offers amenities and access to banks, restaurants, shops, and public

transit. The site is also accessible from Rtes. 1 and 60, I-93, and the Malden Center Orange Line station, making it accessible from downtown Boston, the North Shore, and surrounding suburbs.

“This space offered a unique opportunity for the buyer to secure a large, full-floor footprint in one of Malden’s most vibrant commercial corridors,” said Oliveira. “The property’s flexibility, visibility, and location made it a great fit for Embrace Pathways’ growing footprint.”

The swift transaction reflects sustained demand from owner-occupiers seeking well-located, adaptable spaces in transit-accessible urban submarkets. It also signals continued momentum in Malden’s evolving office landscape.

ABG Commercial remains active across Eastern Massachusetts, representing both landlords and business owners in strategic leasing and acquisition efforts.

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