



## Equipped Med Off. & 3rd Flr Off. w/park view

1996 Centre St, West Roxbury, MA 02132

### NEWBURY ASSOCIATES

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# Equipped Med Off. & 3rd Flr Off. w/park view

Upon Request

This nicely appointed, building is located in the highly desirable Boston neighborhood of West Roxbury. Situated in the Central Business District opposite an MBTA bus stop, it is walking distance to the commuter rail and local businesses. This commercial/office building offers one current vacancy of +/-1,200 sq. ft. space on its third floor and a medical space of +/- 3,250 sq. ft. which comes available on January 1, 2025. The building offers access from front, rear and side entrances. In addition to on-site parking, ample street...

- This attractive, professional, commercial building is well situated on busy Centre Street in West Roxbury's busy Central Business District (CBD).
- This property is located opposite an MBTA bus stop and a short 1/4 mile walk from the MBTA Commuter Rail station.
- Open concept with benefit of three private offices and private bath.
- When calling please ask for Walter and you will be served most quickly.



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	9,108 SF
Year Built:	1984
Walk Score ®:	90 (Walker's Paradise)
Transit Score ®:	45 (Some Transit)
Rental Rate Mo:	Upon Request

### 1st Floor Ste 100

Space Available	3,250 SF
Rental Rate	Upon Request
Date Available	January 01, 2025
Service Type	TBD
Built Out As	Healthcare
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

This space will be left as a fully equipped and furnished internal medicine/primary care medical facility. Just hang up your lab coat! The practice is being retired on December 31, 2024, after thirty years of dedicated service to the community.

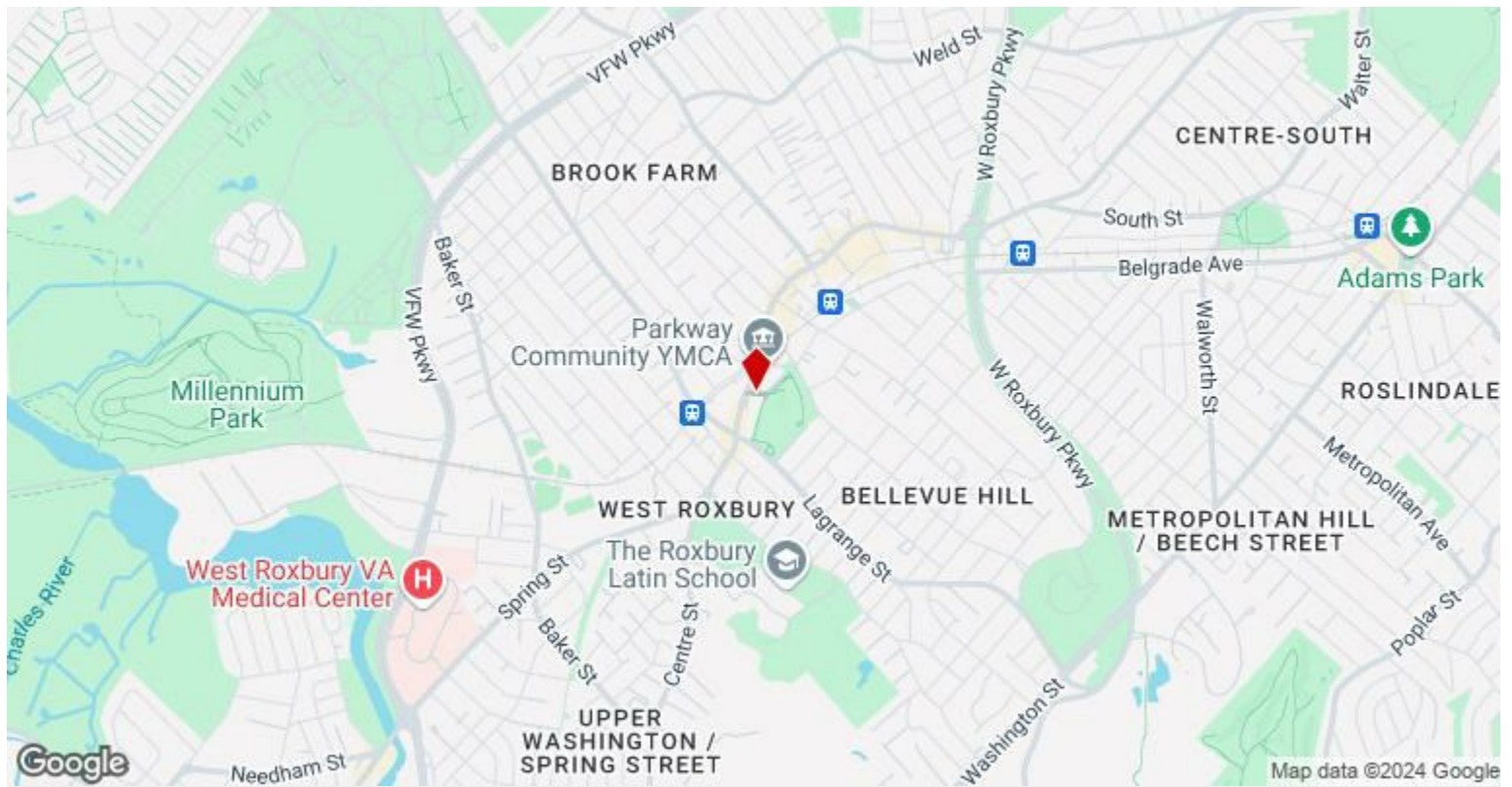
1

### 3rd Floor Ste 301

Space Available	1,200 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Formerly occupied by a law practice, Suite 301 has 3 private offices, a kitchenette, a private bath and a central reception area, exclusive to the space. From the floor to ceiling windows there are sweeping views of Billings Field, immediately adjacent to the property.

2



## 1996 Centre St, West Roxbury, MA 02132

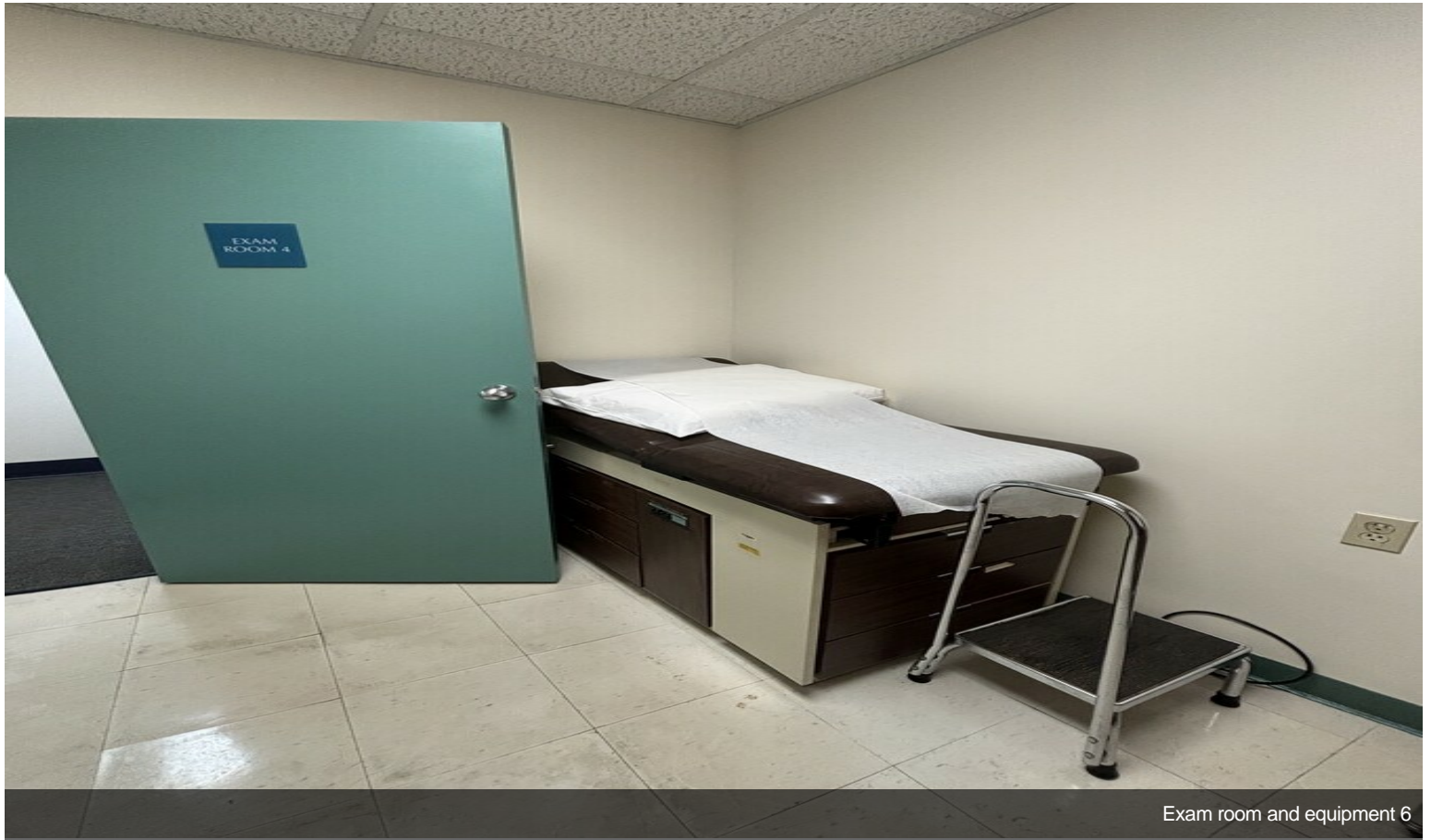
This nicely appointed, building is located in the highly desirable Boston neighborhood of West Roxbury. Situated in the Central Business District opposite an MBTA bus stop, it is walking distance to the commuter rail and local businesses. This commercial/office building offers one current vacancy of +/-1,200 sq. ft. space on its third floor and a medical space of +/- 3,250 sq. ft. which comes available on January 1, 2025. The building offers access from front, rear and side entrances. In addition to on-site parking, ample street parking is available along Centre St. and Quinn Way.

The third floor space, formerly occupied by a law practice, Suite 301 has 3 private offices, a kitchenette, a private bath and a central reception area, exclusive to the space. From the floor to ceiling windows there are sweeping views of Billings Field, immediately adjacent to the property. Please see the attached plan.

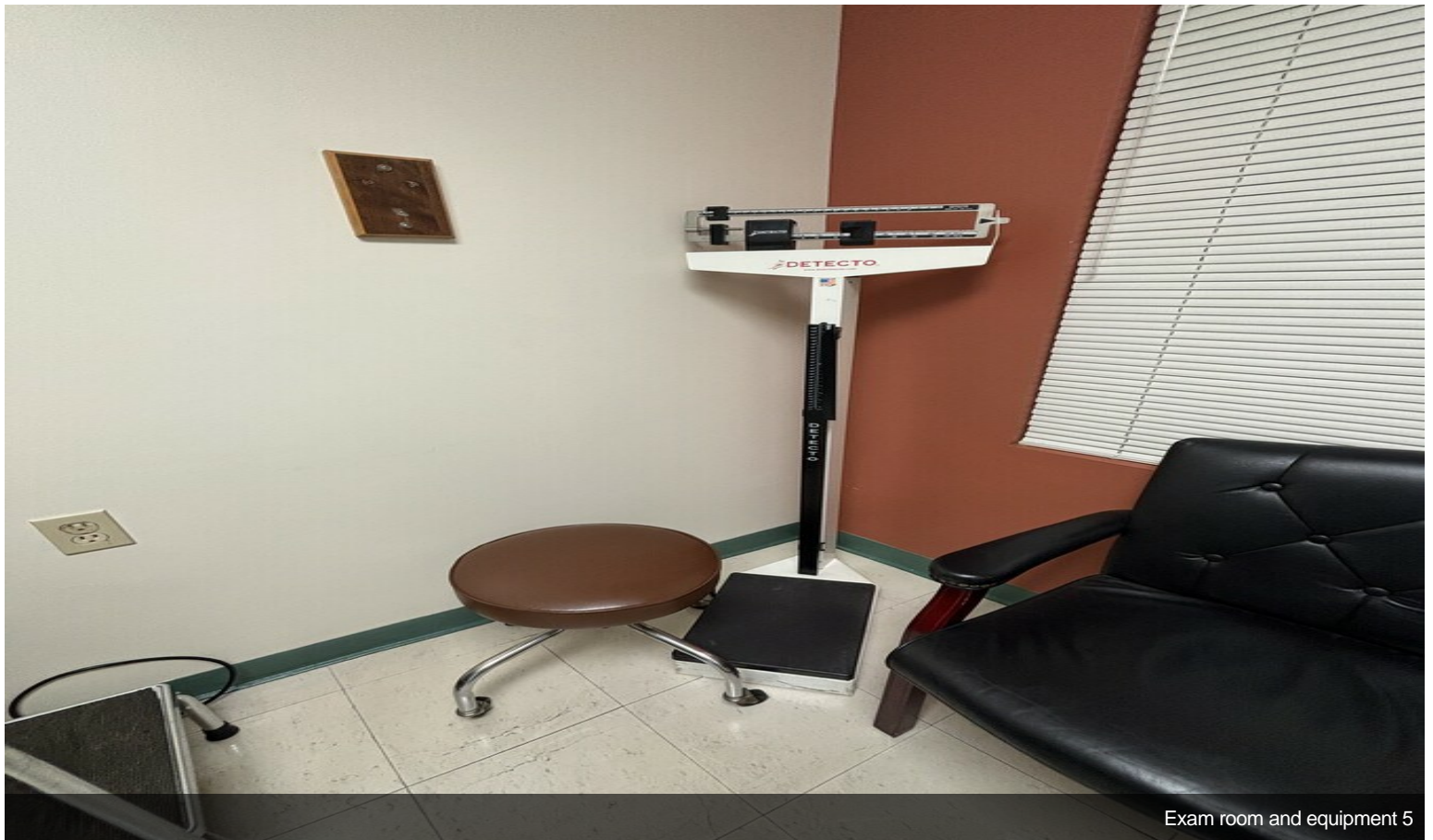
The first floor space, a fully equipped and furnished medical practice, has a reception area, 4 exam rooms, a former x-ray room, 3 private offices and two bathrooms. The space is mostly carpeted with tile in a few rooms. There are currently no pictures available of the existing medical practice. Pics will be posted after December 31, 2024

Populated with medical, legal, financial and educational oriented uses, this building offers the perfect professional tenant mix for a prospective occupant. Prospective Tenants must demonstrate they have significant verifiable income and business experience. We request that you please provide your phone number when emailing us with interest. Thank you.

# Property Photos

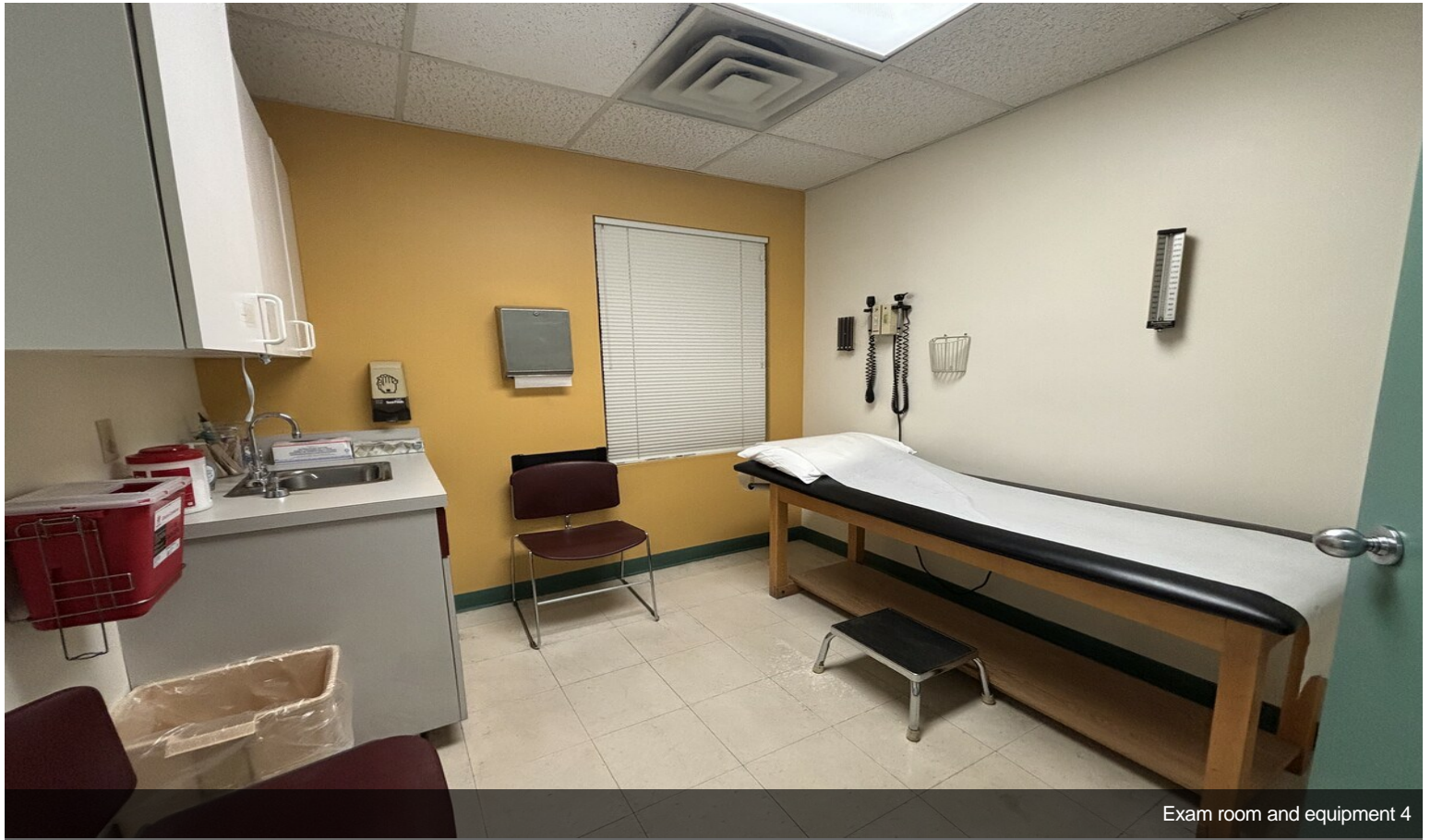


Exam room and equipment 6

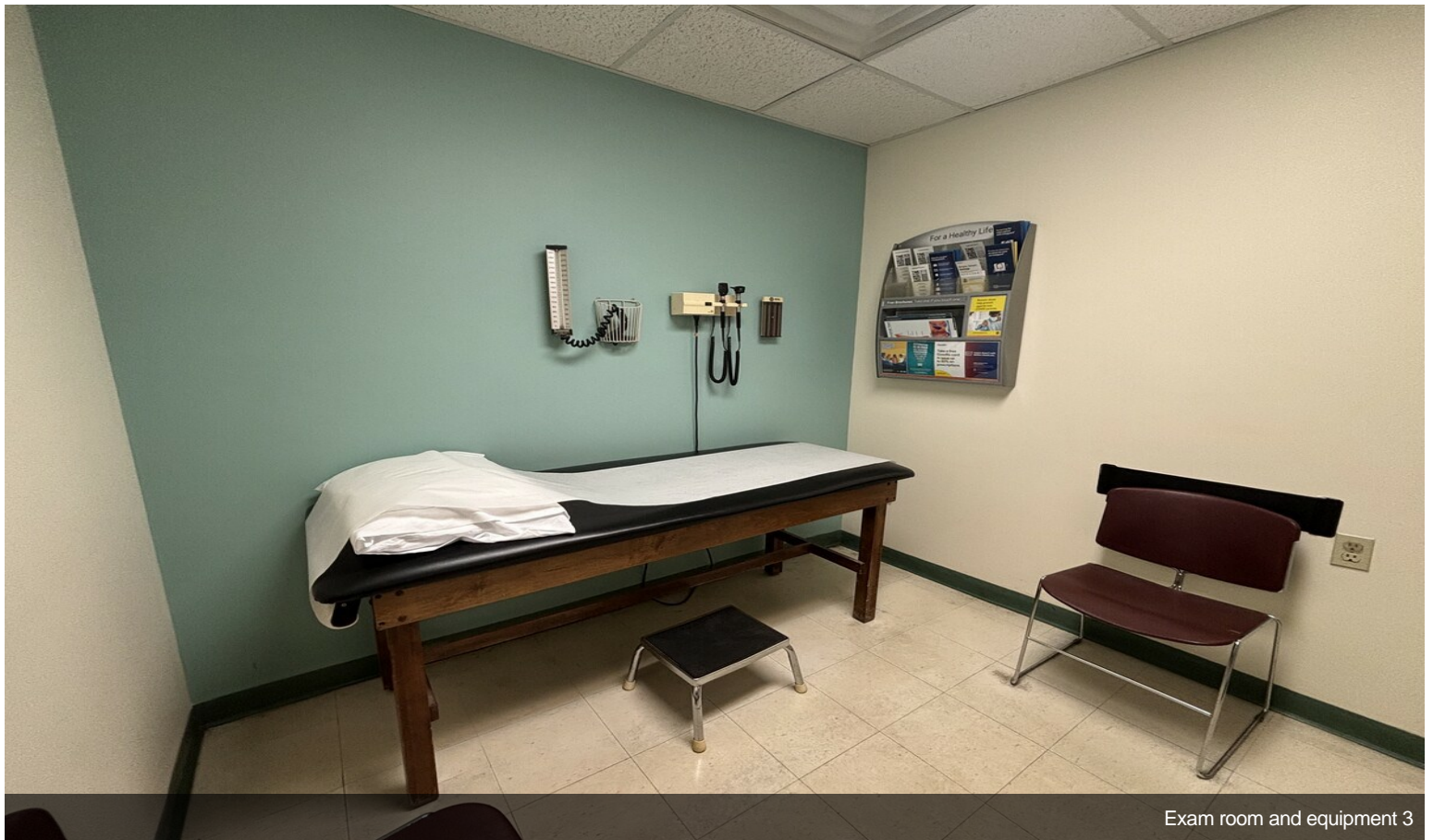


Exam room and equipment 5

# Property Photos



Exam room and equipment 4



Exam room and equipment 3

# Property Photos

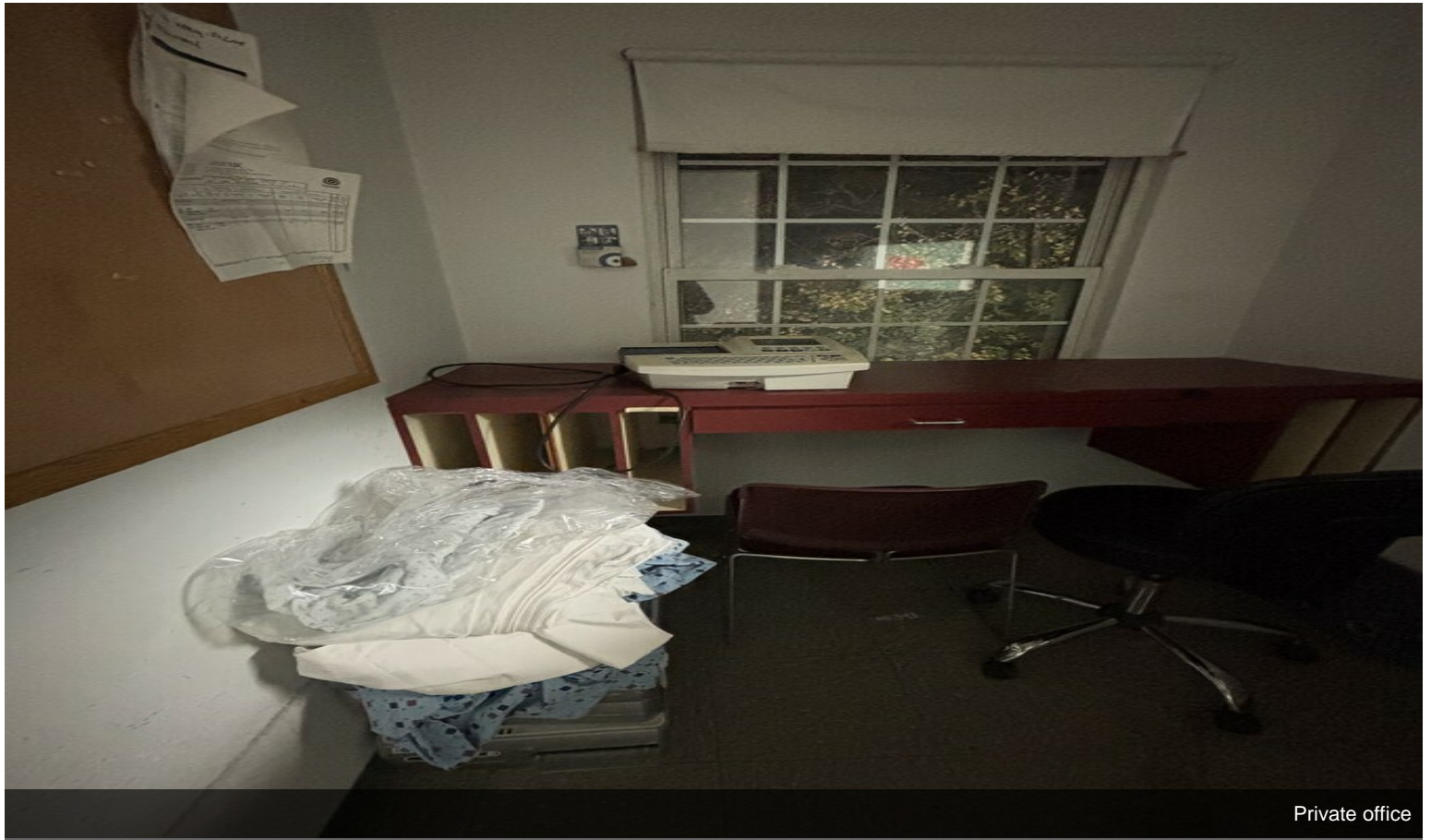


exam room and equipment 2



exam room and equipment 1

# Property Photos



Private office



General equipment 3



# Property Photos



General equipment 2



General equipment 1

## Property Photos



General equipment 7



General equipment 6

# Property Photos



# Property Photos



General equipment 7



Equipment 5 and general office

# Property Photos



Equipment 3 and general office



Equipment 4 and general office

# Property Photos



Equipment 2 and general office



Equipment 1 and general office

# Property Photos



1996 Centre 3rd floor pic 2



1996 Centre 3rd floor pic 3

# Property Photos



1996 Centre 3rd floor pic 4



1996 Centre 3rd floor pic 1