

# **\$250 for Lease**

**1,356 Square Feet**

**18R Shepard Street, Brighton, MA 02135**



1,356 square feet of office space available, private offices and open plan.

Our building is an old converted barn, upgraded with modern amenities including fiber access, high-end finishings, separate metering of utilities, and sufficient parking.

## Two Suites on Second Floor

In 2024, we have one upstairs suite available to lease. **Immediate Vacancy:**  
**Suite 250**

Upstairs, we have two suites that range from 1,357 square feet individually to nearly 3,529 square feet combined.

Besides being contiguous, the suites are upstairs and have great light, surrounded by windows. An additional advantage is the upstairs suites' better access to the large upstairs storage area in the attic.

All our suites are perfect for professional service firms, tech companies, or cooperative workspaces. Accountants, attorneys, architects, physicians and hopefully even you could be happy here!

While the building's exterior and interior brick and wood are old and historic, the mechanical systems, insulation and nearly everything else inside is new, such as the building-wide sprinkler system, key card entry system, and new HVAC systems (heating, ventilation, air conditioning). The building was totally remodeled in the past five years, complete with permits, ADA compliance, etc.

## Suite Sizes, Vacancy Dates, and Rates

These are the suites are available now in 2024:

<b>Suite</b>	<b>Size</b>	<b>Vacancy</b>	<b>Parking</b>	<b>Rate PSF</b>
250	1,356	Jan 1st	3 Spaces	\$30

The rates shown above, as the final rate agreed will depend on the lease term; longer terms mean the lower range of the rates. Using suite 250 as the example, a tenant with good credit should expect to pay \$30 per square foot for a three-year lease and \$27 for a ten-year lease.

Rates are “NNN,” which means that you pay your portion of the building’s operating expenses (i.e., the rate is not “full service”). Operating expenses are currently \$10.25 per square foot annually, and include basic operating needs such as snow plowing, accounting, insurance, property management and taxes, trash removal, and HVAC maintenance.

Gas and electricity, Internet, security alarm service, cleaning and other tenant-specific operating expenses are controlled and paid by you. Thermostats are Google Nests, allowing you to control your utility bill more easily, also remotely.

*For our architect’s floor plans of suites 250,  
please see the attachments.*

## **Prospective Tenants – Requirements**

We seek prospective tenants who satisfy the following expectations:

- Excellent credit history and/or strong financial footing
- Long-term potential (lease term of 5-10 years)
- Quiet, clean and not disruptive

A minimum lease term of three years is required. Ideally, a tenant will sign a ten-year lease, like the property's largest tenant downstairs. We value stability in our business dealings but also understand that younger companies, especially start-ups, might not know their future growth plans and want a shorter lease.

We are glad to consider all kinds of tenants, ranging from tech start-ups and professional service firms to non-profit organizations. The deposit amount will be three months for a tenant with good credit (first two months and last month). A tenant with weaker credit might expect to pay 6-12 months of rent in advance.

## **Current Tenants at 18 Shepard**

The building has four commercial tenants upstairs and downstairs:

1. Suite 100: ABCDC, a real estate investment company, based in the building (Allston Brighton Community Development Corporation)
2. Suite 280: JF&CS, a family and children's non-profit, based in Waltham
3. Suite 200: Multicultural a family and children's non-profit, based in Brighton

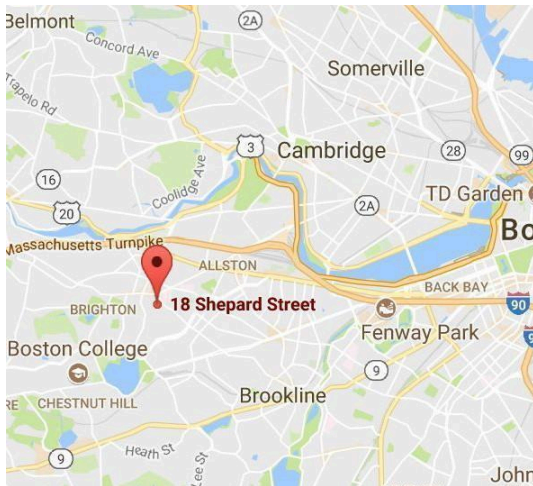
In addition, the property has a one-bedroom house "A" and one-bedroom apartment "B" on its premises. If interested in renting one of these units, to enjoy a 15-second commute to work, please contact our agent Shant.

## Central Location

18 Shepard Street is two-minute walk from downtown Brighton, close to public transportation and dozens of restaurants. It's 0.5 miles or a 10-minute walk to reach the Washington Street T station on the Green Line.

The property is located:

- Two minutes by foot from Washington Street downtown
- Directly across the street from St. Elizabeth's Medical Center
- 1.5 miles east of Boston College
- 2.5 miles west of Boston University (and Harvard Business School)



The property is located in a residential neighborhood, carefully watched by the neighbors, improving safety considerations.

Because 18 Shepard is a residential area, additional street parking may be available to residents of Brighton.

## Parking

While many tenants walk to the office or take public transportation, the property has 16 tenant parking spaces, at a 1.8/1000 parking ratio, to accommodate people who drive. In other words, for every 1,050 square feet that you lease, you get two allocated parking spaces. Additional public parking is available nearby.

Maintenance such as snowplowing and sweeping is paid for by the landlord out of the tenants' aggregated rent payments.

The building's parking lot spaces are dedicated to tenants and their visitors.



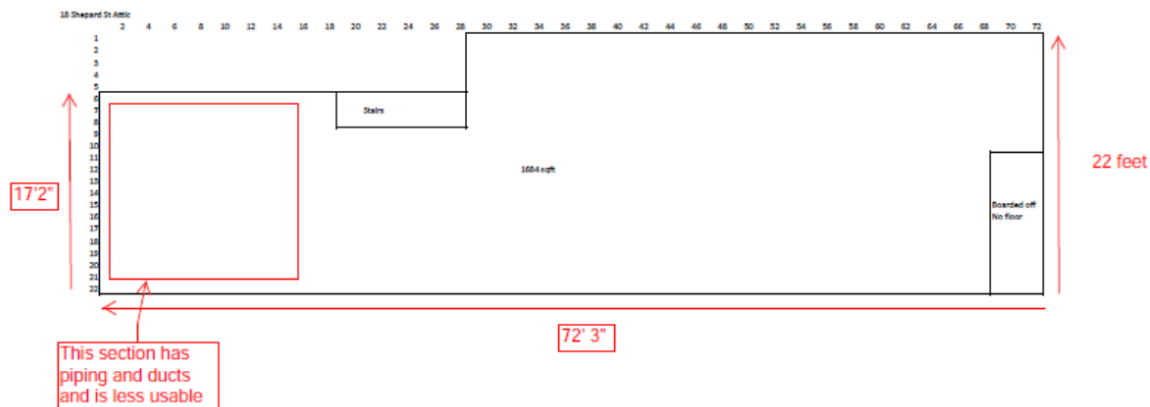
## Attic Storage

This property offers a large storage space in the temperature-controlled attic, about 1,400 square feet of storage. The high ceilings make each square foot even more useful because you can store 8-10 feet high.

There are 2 options: A 2x 5x5's and 1x 8x5

The attic storage area is useful for files and other boxes (and less useful for larger furniture because of the narrow stairs). Rather than storing your boxes at a remote location, consider 18 Shepard. Like the rest of the building, the attic has sprinklers, reducing the risk of a fire.

Attic storage costs an additional fee.



## Responsive Property Management

While this property has been modernized with state-of-the-art equipment, insulation and lighting, and while the ownership team is always making improvements, problems such as clogged drains will arise.

Therefore, you will be comforted to know that our property manager Shant and handyman Kelvin live very close to the property and can address most needs quickly. Kelvin has worked at 18 Shepard for the past 15 years and knows it inside-out.

It may also comfort you that our property manager is also the listing agent. Shant knows the building well and won't present you with unrealistic sales ideas that won't materialize later.

## **Other Notes**

Qualified candidates are welcome to receive additional information that is not on our LoopNet pages, such as details about NNN costs or photos.

This brochure contains the following attachments, that are also available as separate PDFs:

- Floorplan of upstairs (all two suites, 200, 250)
- Floorplan of 200
- Floorplan of 250, also showing common spaces (in grey)
- Parking plan
- Photos of the Property and Suite 200

Some of these plans have been updated and are best explained by Shant. For example, additional parking such as tandem parking may be possible through individual agreements with tenants.

This brochure is detailed and accurate to the best of our knowledge. However, it's largely an overview document that should be discussed in person and that will be governed by the lease.

## **Agent Contact Information**

If this leasing opportunity interests you, please contact:

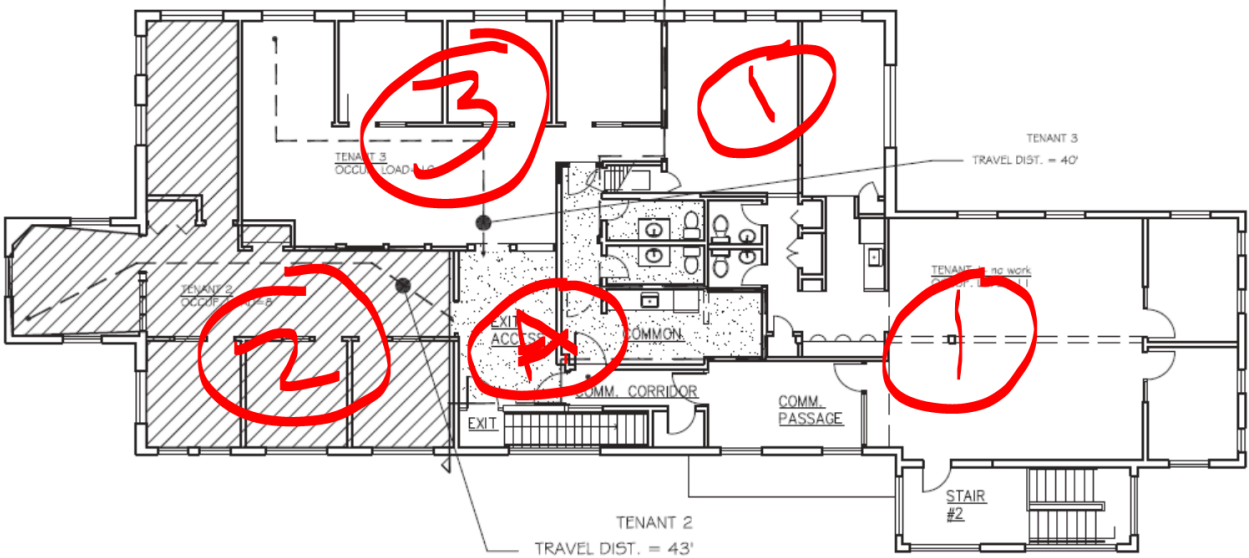
Shant: +1 617-785-9785 (mobile)

Email: [Shant@unionrg.com](mailto:Shant@unionrg.com)

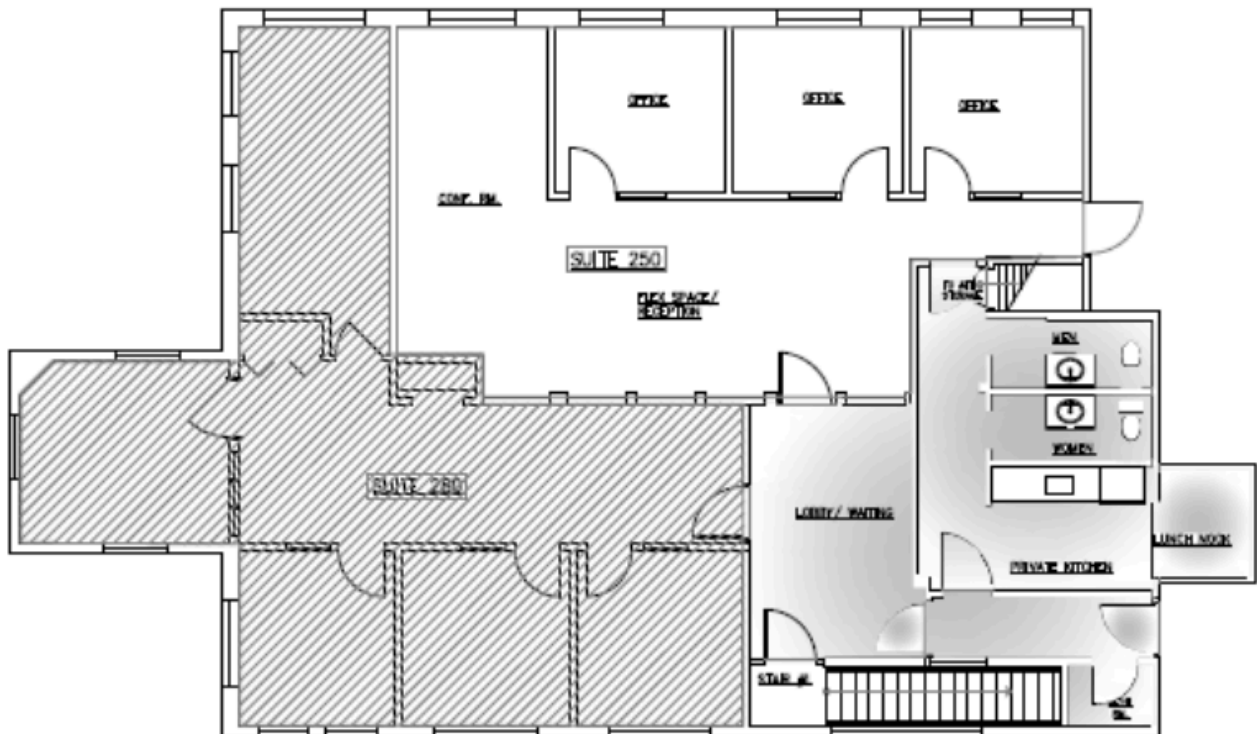
Tenants without brokers, i.e., who represent themselves, will receive a 1% discount on the rent rate.



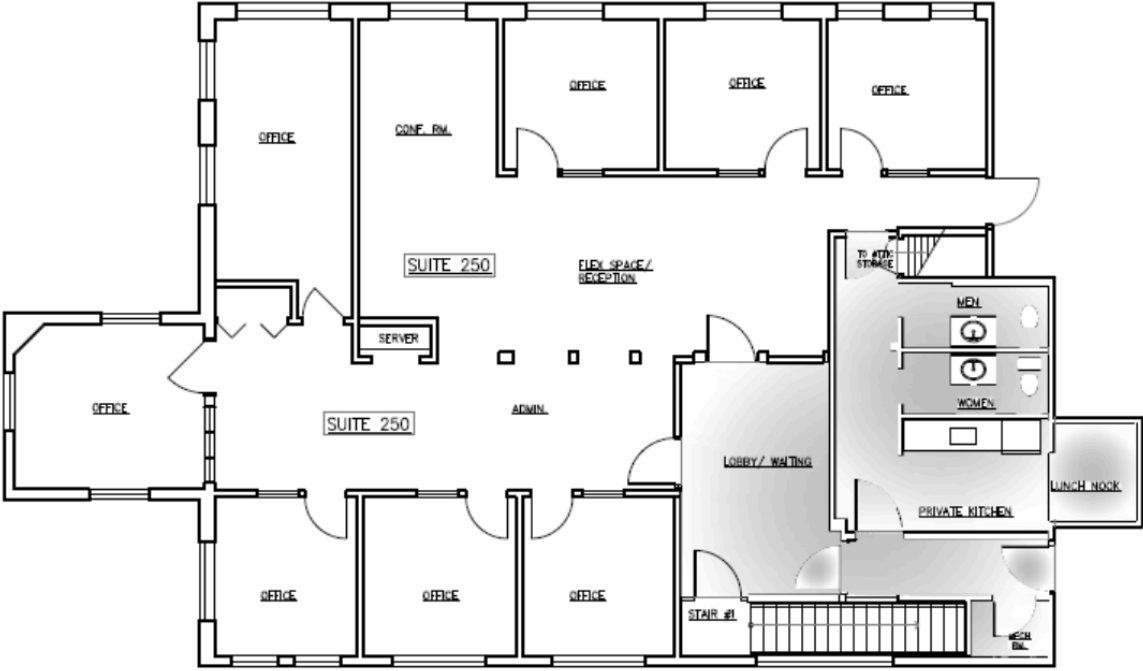
# Floorplan of Upstairs (All Three Suites, 200, 250 and 280)



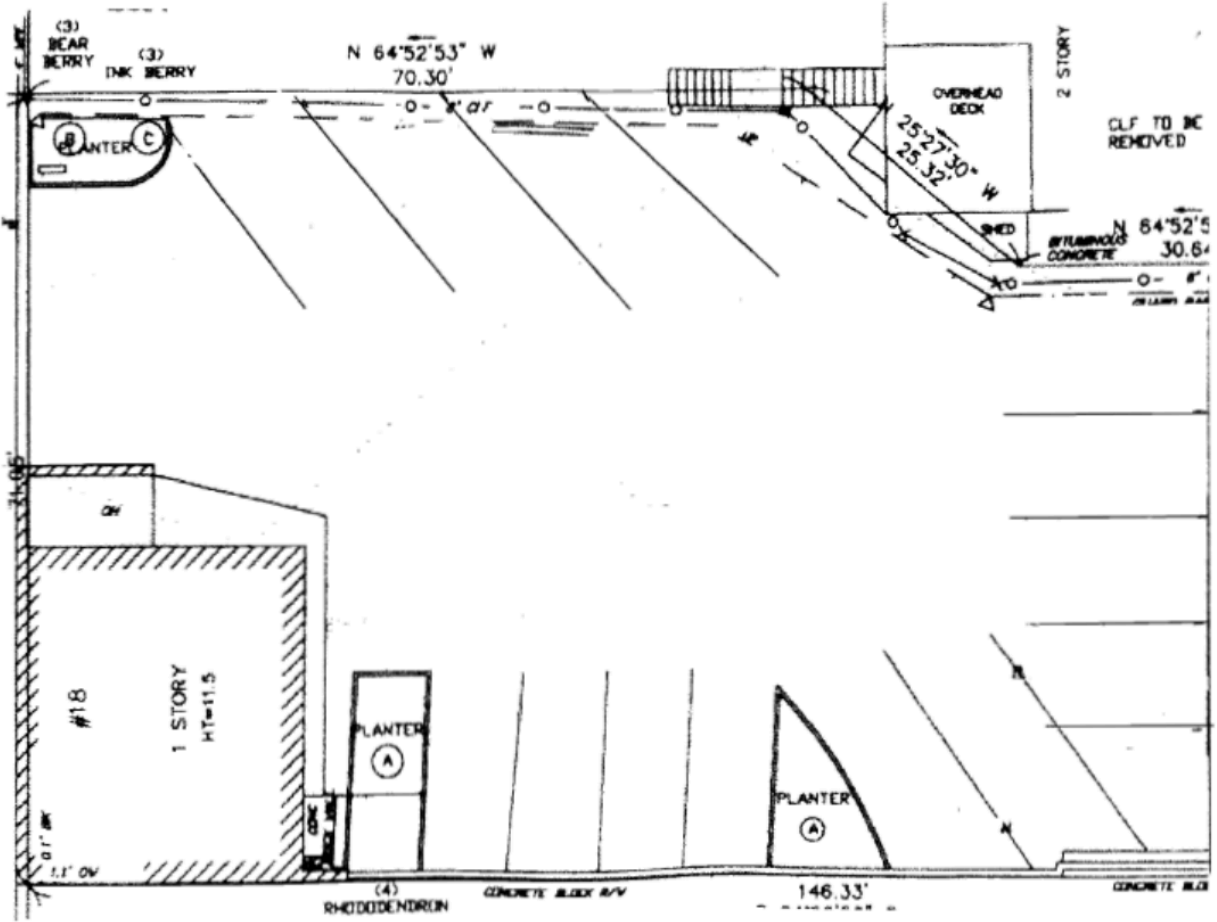
**Floor Plans of 250 and 280  
(striped area is 280, white area is 250,  
gray is common area)**



**Gray area below is common area:**



# Parking Plan



# Photos of Suite 250

These photos show the following area of Suite 250.



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## **Recent History - Extensive Remodel**

Since the building was in terrible shape upon purchase, the owners invested another \$2+ million to renovate the front and rear buildings and parking lot:

- gutting the entire interior and excavating the ground floor
- redoing almost every aspect of the building, including electrical, plumbing, roof, facade, insulation, HVAC, the floors and ceilings, finishings
- implementing tenant improvements, etc.
- getting permits so that everything is code-compliant, with special focus on life safety and energy efficiency

Fortunately, most of this remodel work was done at recession prices.

Unfortunately, the building is located within the City of Boston, where dealing with the government agencies takes forever and increases costs.

Therefore, prospective buyers should be glad that the current owners have endured seven years of government frustration and construction headaches.

The entire remodel project took seven years, also because various government agencies were involved. For example, before the parking lot could be redone, the EPA required the area to be excavated seven feet down so that large water-retention tanks would retain rain runoff, to reduce the risk of flooding.