

Class A Office Space
3,100 - 4,588 SF



80 Beharrell Street
WEST CONCORD, MA



brookside SQUARE

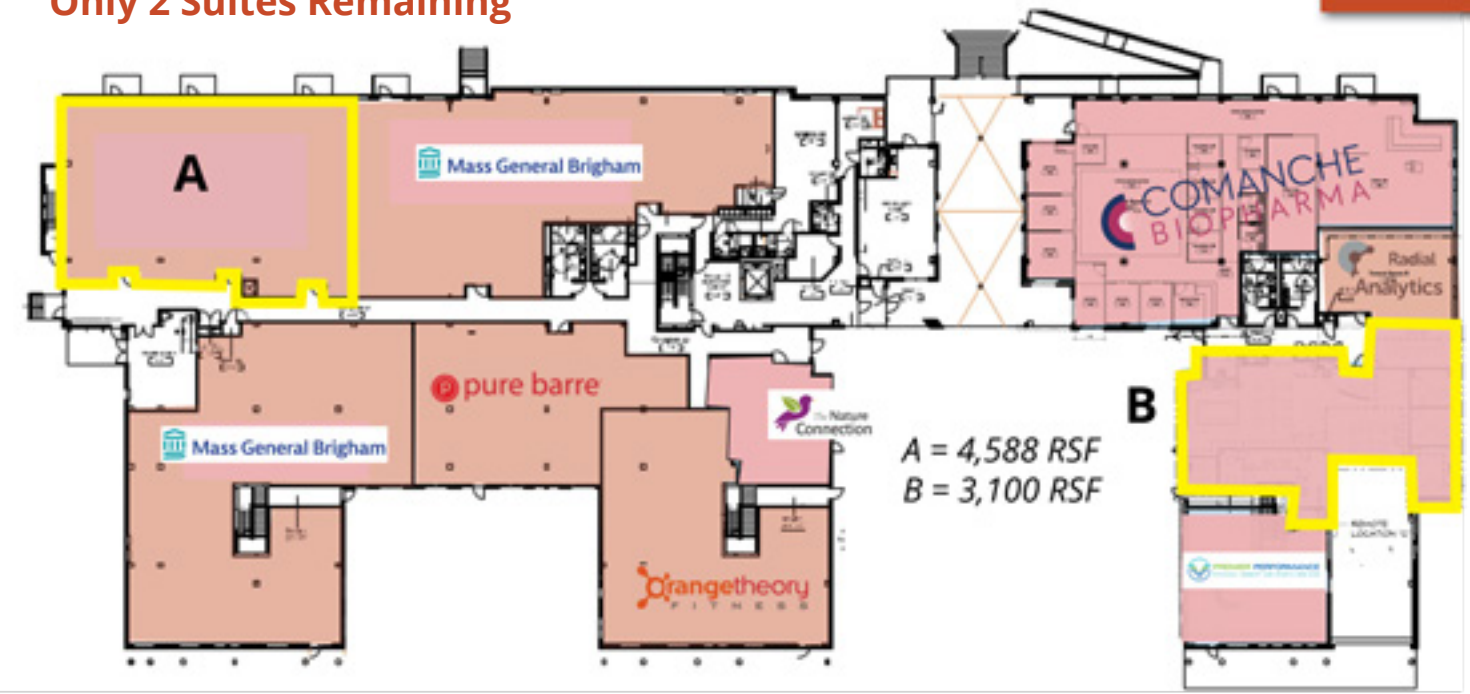


join tenants...





Only 2 Suites Remaining

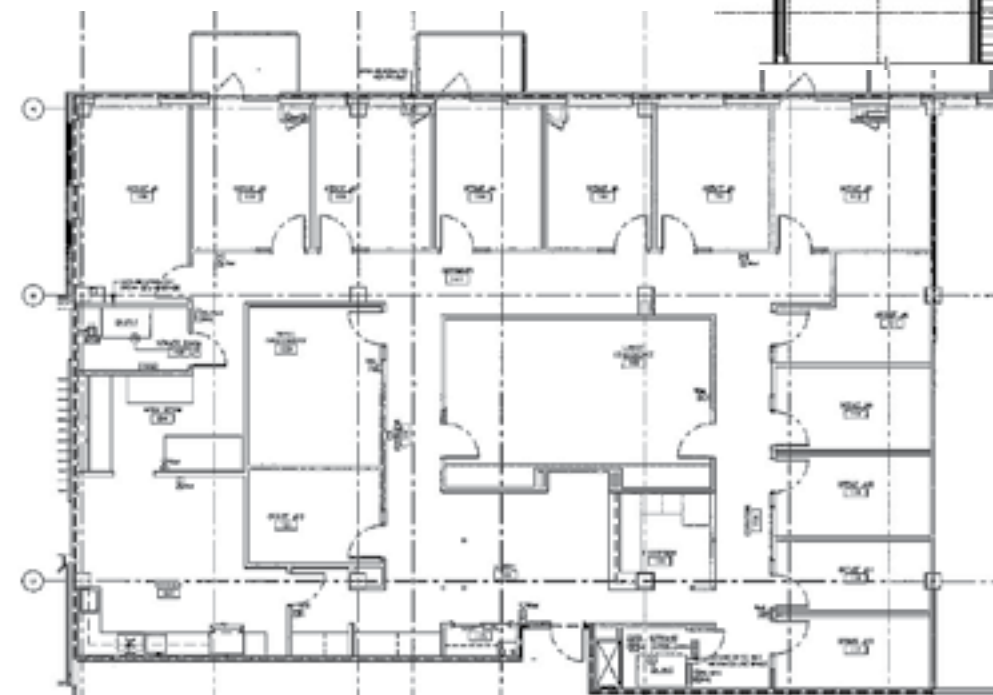
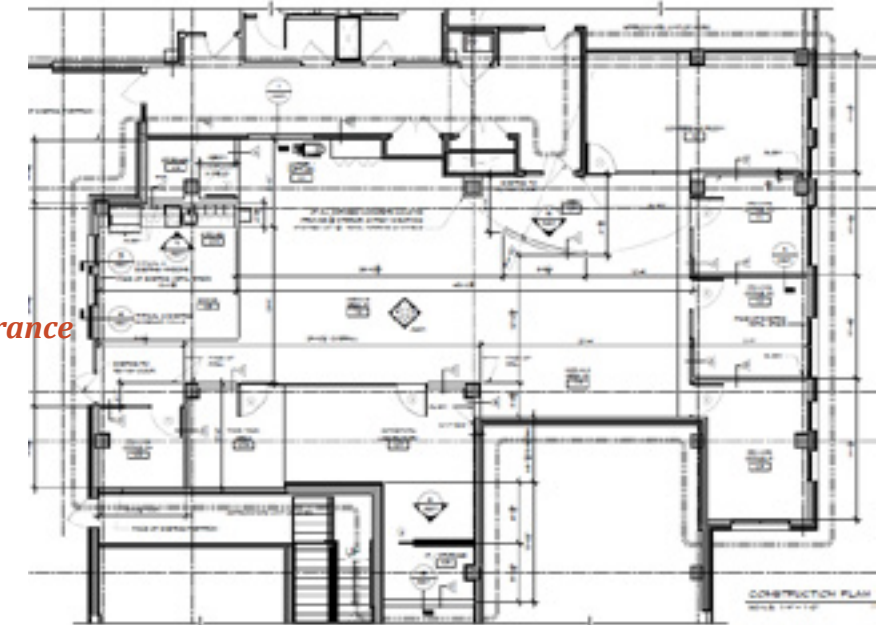


property overview

- Steps to West Concord MBTA Station located on the Fitchburg Line
- Built in 2015
- Transit-oriented development
- Expansive green space
- Steps to West Concord Village shops & cafes
- Fitness center
- Strong, experienced local ownership
- Nearby hiking trails
- Ample on-site parking
- On-site storage available
- Direct access to jogging trails & bike path

3,100 RSF floorplan

Private entrance direct from courtyard

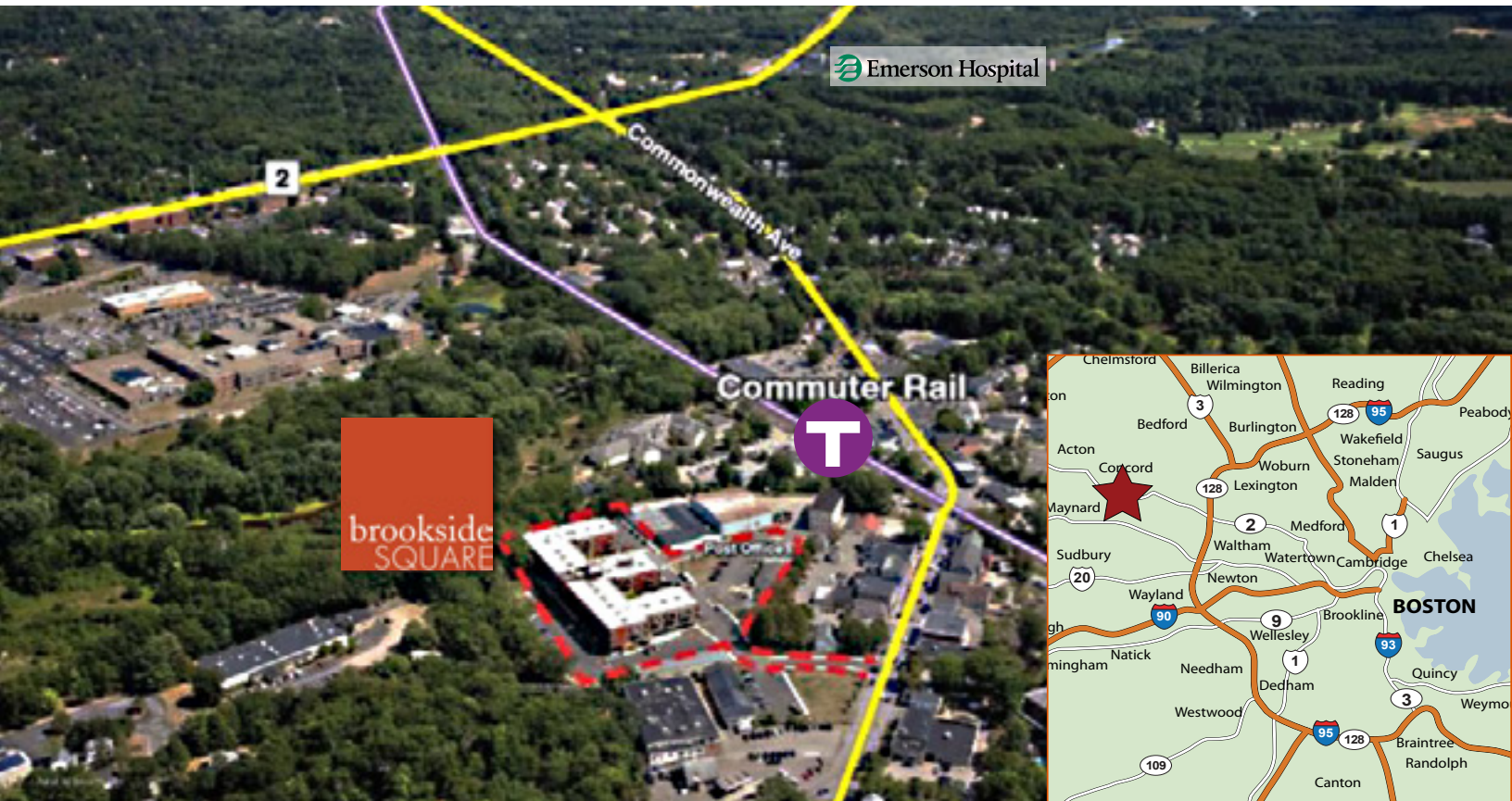
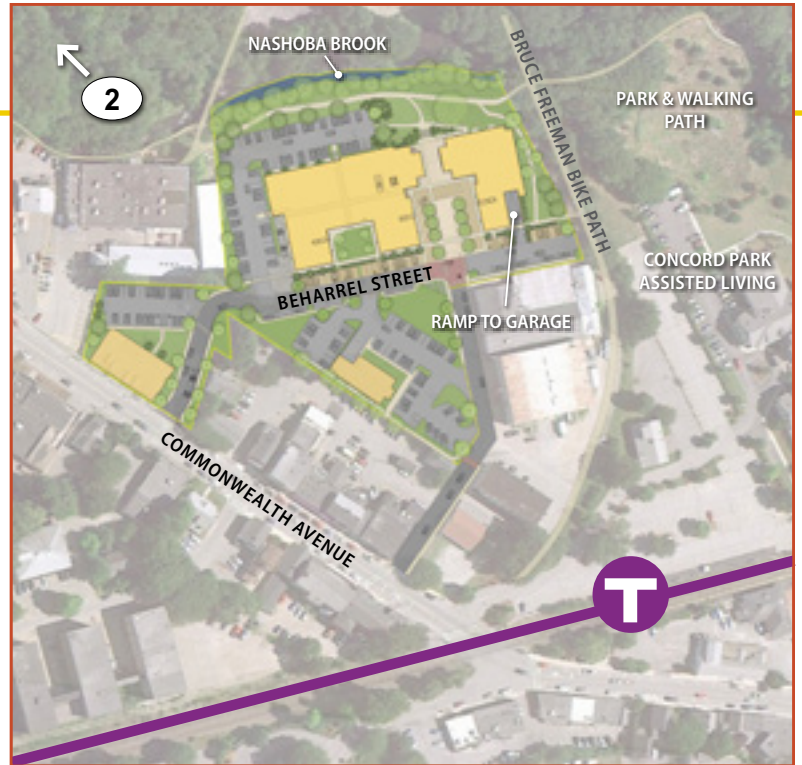


4,588 RSF floorplan

location

Conveniently located in West Concord, Massachusetts, with immediate access to Route 2 and in close proximity to Route 128 & Route 495. Close to Hanscom Airport. Join MassGeneral Brigham Healthcare, Comanche BioPharma, Pure Barre, Orange Theory, Otherside Entertainment, and Northland Residential Corp.

Brookside Square is the center of vibrant West Concord Village. It is immediately surrounded by independently-owned shops, restaurants and bakeries, as well as numerous small businesses. The site is directly abutting the West Concord Commuter Rail Station and the Bruce Freeman Bike Path. The Village's Post Office is located on-site and Emerson Hospital is just a short drive away. The Nashoba Brook, Warner Pond and the Assabet River are just steps away.



For further information, please contact:

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