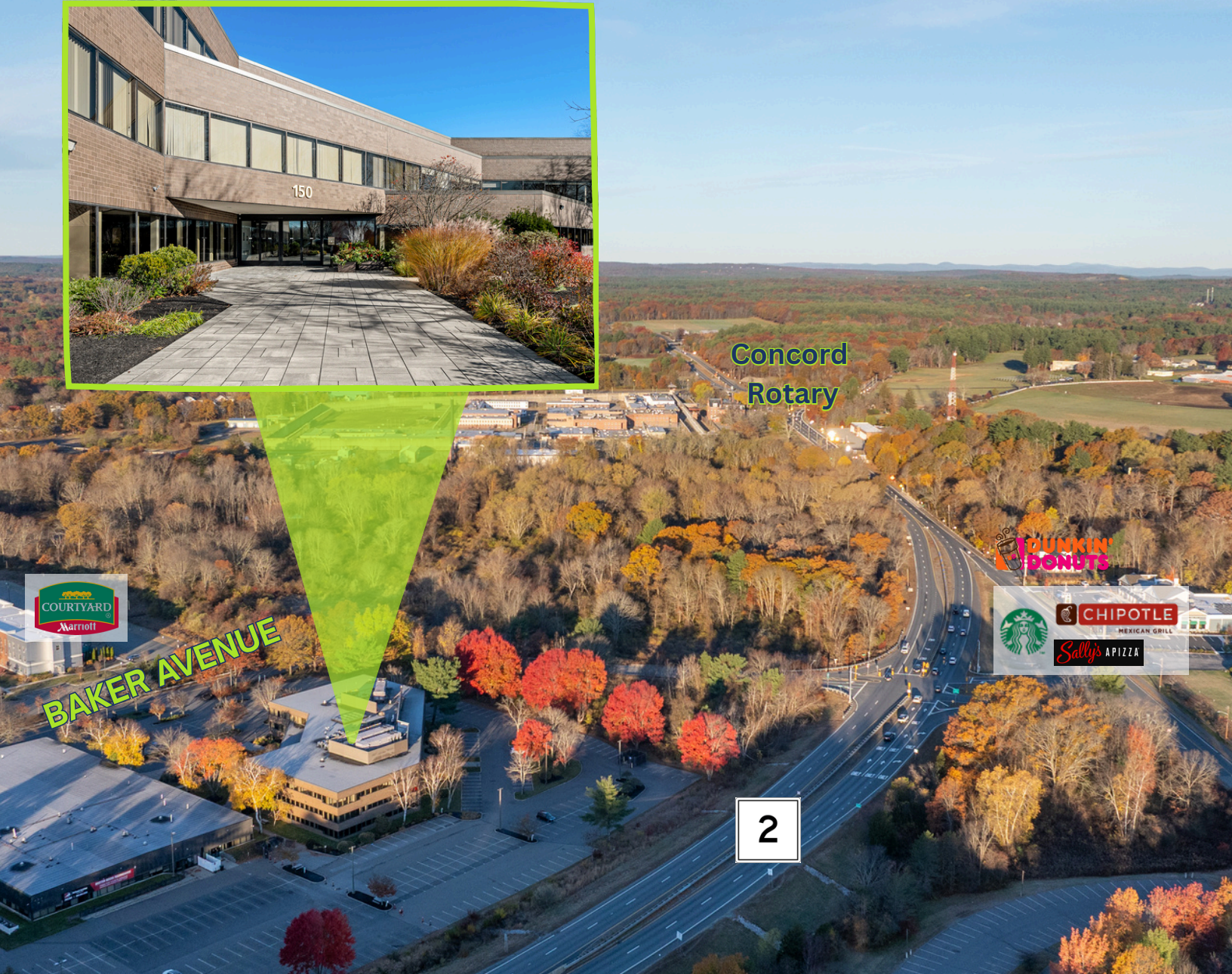


150 BAKER AVENUE

CONCORD



Situated on Route 2 in historic Concord, Massachusetts

150 BAKER AVENUE

is ideal for a multitude of users including
OFFICE, MEDICAL, EDUCATION, R&D AND MORE!

TYLER SPRING

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OMNI PROPERTIES

Property Details

ADDRESS	150 Baker Avenue Extension Concord, MA 01742
BUILDING SIZE	75,136 RSF
LAND AREA	6.59 acres
PARKING	254 spaces
ZONING	Industrial Park A (IPA)
FLOORS	Three (3)
YEAR BUILT	1980
LOBBY	Renovated in 2025, the lobby features flexible gathering areas including high top tables with seating for 12 and several soft seating options
FITNESS	Renovated in 2025, featuring cardio equipment, free weights
AIR PURIFICATION	iWave technology and Marv13 filters in the HVAC intake system to purify the air.
ELEVATORS	Two Dover 2,500 lbs capacity passenger One Dover 3,500 lbs capacity freight
UTILITIES	Electricity - Concord Municipal Light Dept. Gas - National Grid Internet - Verizon (fiber) and Comcast Water - Town of Concord Sewer - Private, on-site septic
WINDOWS	Combination of individual, fixed windows and continuous aluminum-framed ribbon windows. Double paned thermal glass windows. In 2023, medical grade automatic sliding doors were installed at the front and rear entrances.
SECURITY	There are multiple exterior and interior common area cameras for surveillance around the building at the major service, parking and pedestrian entrances. An access control card system is installed on all perimeter entry doors. A Tenant Call System was installed at the front entrance in 2024 to allow tenants to provide building access to guests/patients after hours.



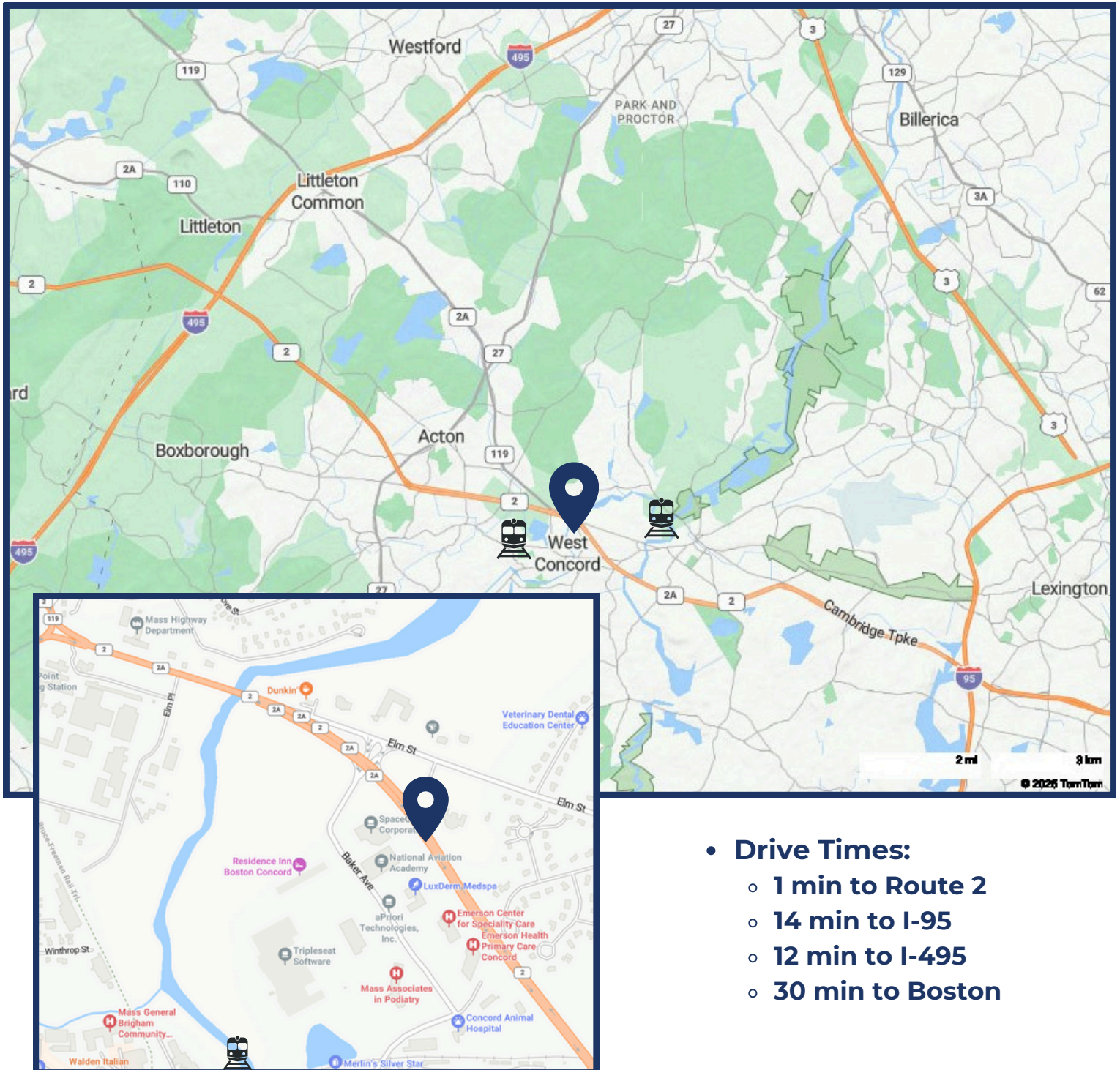
Options for Everyone





Space options ranging from
3,000 - 25,000 SQUARE FEET

Location



- **Drive Times:**
 - 1 min to Route 2
 - 14 min to I-95
 - 12 min to I-495
 - 30 min to Boston

- **Excellent visibility on Route 2**
- **Minutes from Route 128, I-495**
- **Close to Commuter Rail (within 1 mile)**
- **High concentration of medical and office tenants on Baker Avenue**

First Floor



Second Floor



Third Floor



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