

100 Boston Road, Groton, MA



100 Boston Road is a 3-story office building located along Route 225 in Groton, Massachusetts.

The entire building was formerly occupied by a medical tenant. Currently there are multiple options available to make this building work for your office or medical office needs, including a former dental office on the first floor.

Professional Office & Medical Office Space For Lease

Available:

1 st Floor:	2,497 +/-sf	Suite A
1 st Floor:	1,378 +/-sf	Suite C
3 rd Floor:	3,560 +/-sf	Suite F

3rd Floor may be sub-divided into smaller units

\$20.00 per sf nnn

Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

CarboneRE.com

CARBONE Commercial Real Estate, Inc.

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Property Specifications

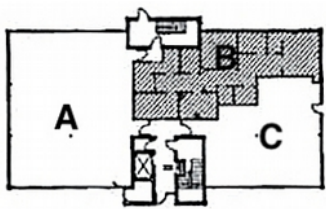
- Elevator
- Parking: 70 +/- common spaces
- Zoned: GB - General Business*
- Gas: National Grid
- Electric: Groton Electric
- Water & Sewer: Town of Groton
- Roof: Original 25 years
- HVAC: Original 8 units. Very well Maintained & repaired per owner
- Real Estate Taxes: \$2.70/sf (fy/2025)
- Located adjacent to CVS Pharmacy, U.S. Post Office, and Middlesex Savings Bank

* Note: Zoned GB per GIS zoning map and the Groton Planning Board Dept). A portion of the lot is in the Residential/ Agricultural zone.



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First Floor – Suite A

- 2,497 +/-sf medical office
- Built-in reception/check-in & check-out
- Waiting room
- 1 Restroom in unit
- 7 Private rooms, including 4-5 Exam rooms with sinks



First Floor – Suite B

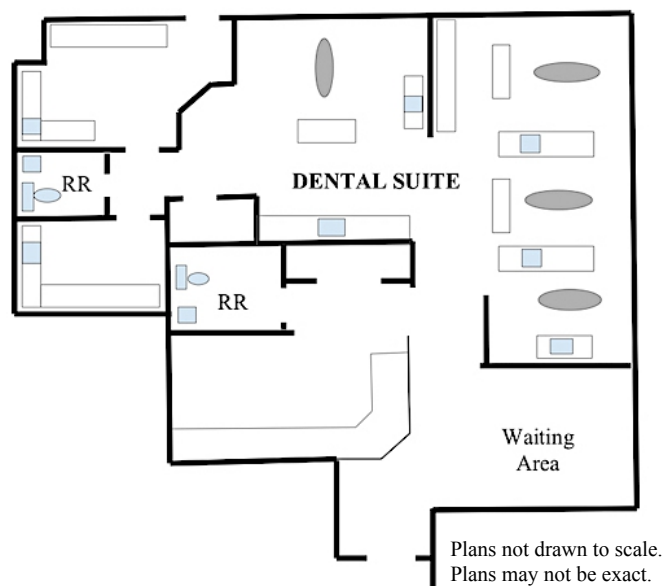
- 1,500 +/-sf office
- Built-in reception
- Waiting room
- 1 Restroom in unit
- 7 Private rooms, 4 with sinks



Plans not drawn to scale. Plans may not be exact.

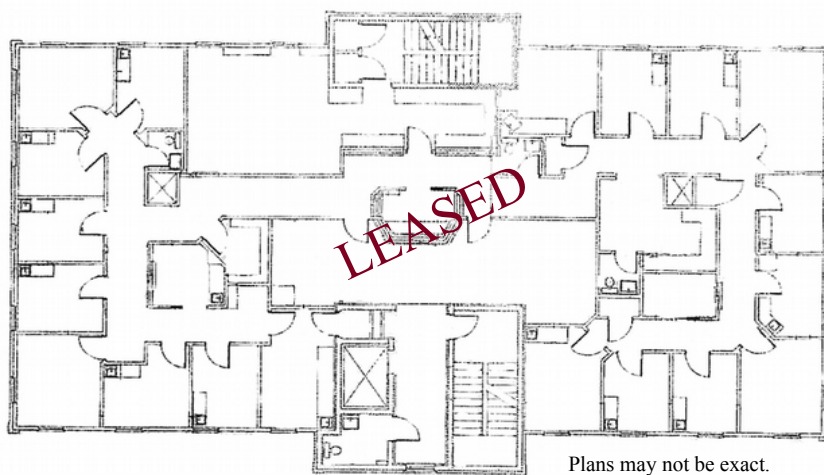
First Floor – Suite C

- 1,378 +/-sf office
- Built-in reception
- Waiting room
- Formerly a dental office
- Plumbing for 4 dental operatories with sinks
- 2 Private lab rooms with sinks
- 2 Restrooms in the suite



Second Floor – Suite D/E

- 5,375 +/-sf office
- Potential to sub-divide into 2 smaller units
- Built-in reception
- Waiting room
- 20 Private rooms, 13 with sinks
- 3 Restrooms in the suite



Third Floor – Suite F

- 3,560 +/-sf office
- Potential to sub-divide into 2 smaller units
- Built-in reception
- Waiting room
- 2 Private lab rooms with sinks
- 2 Restrooms in the suite



Plans may not be exact.

