

# Property Info Sheet: 26 Office Park Drive

Comprehensive Overview of a Prime Commercial Property

## Property Overview

Located in a thriving business district, 26 Office Park Drive stands as a premier commercial property designed to accommodate a diverse range of business operations. With its strategic address, modern amenities, and easy accessibility, this building delivers both prestige and functionality to businesses seeking a dynamic workplace in an established office park environment.

## Property Details

- **Address:** 26 Office Park Drive
- **Property Type:** Commercial/Office
- **Building Size:** Approximately 6090 square feet (customizable suites available)
- **Stories:** 1 story building
- **Year Built/Renovated:** 1990
- **Lot Size:** .29
- **Parking:** Ample on-site parking
- **Zoning:** OFC-2 Business/Commercial
- **HVAC:** Central
- **Wired For:** High-speed internet and VoIP phone systems
- **Accessibility:** ADA-compliant entrances, and restrooms

## Key Features

- **Prime Location:** Situated within a vibrant office park, offering quick access to major highways, public transit, and city amenities.
- **Modern Interior Design:** Recently renovated common areas, flexible office layout.
- **Flexible Suite Configuration:** Multiple suite sizes available, ranging from private offices to open-plan workspaces, allowing for easy expansion as your business grows.
- **Natural Light:** Large windows throughout the building deliver abundant natural light, boosting productivity and wellbeing.
- **On-Site Amenities:** Shared kitchenettes, break rooms, and restrooms

## Location Advantages

26 Office Park Drive benefits from its placement in a bustling business corridor, surrounded by established companies, retail outlets, and dining options. Key highlights include:

- Easy access to I-95 and Route 1, reducing commute times for employees and visitors.
- Proximity to public transportation, including bus lines and commuter rail stations.
- Close to banks, postal services, cafes, and casual dining establishments.
- Ample green space nearby for outdoor breaks or informal meetings.
- Well-maintained roads and sidewalks ensure year-round convenience.

## Ideal Uses

- Corporate headquarters
- Law, accounting, or consulting firms
- Medical, dental, or wellness practices
- Technology start-ups and IT service providers
- Financial institutions and insurance agencies
- Nonprofit organizations

## Recent Upgrades

Roof 2025 (metal and flat portion )

Parking lot 2025

### Leases

**Noth side - Approx 1500 square feet \$2800 per month**

**Sub leased office suites (2) \$1300 per month**

**Owner will consider elase back at \$6,000 per month**

### Expenses

**Association \$6,000**

**Taxes \$12,000**

**Insurance     \$16,000**

**Total           \$40,000**

**Total annual estimated income \$135,600 (assuming a 2-3 year lease with current owner)**

**Net after expenses \$95,600**

**6.59 % Cap rate**