



**MLS # 73410876 - Active**  
**Commercial/Industrial - Office**

**1624 Sudbury Road - Unit 1** List Price: **\$1**  
**Concord, MA: Nine Acre Corner,**  
**01742**  
**Middlesex County**  
 Directions: **Utilize GPS for directions from your location.**

**Prime 620 sq ft office suite available for lease in a highly desirable Concord, MA location near Dunkin' Donuts, Mahoney's Garden Center, Verrill Farm, and Nashawtuc Country Club. This bright, professional space offers excellent visibility, ground-level access, ample on-site parking, and public utilities (water, sewer, natural gas), with easy access to Route 2 and major commuter routes. Zoned COM and ideal for professionals, consultants, or small businesses, the suite is part of a well-maintained 3-unit brick building with shared restrooms, and Units 1, 3, and 5 can be leased separately or together for larger operations. Landlord is offering attractive incentives including first month free rent and a contribution toward buildout, making this a flexible and affordable opportunity to establish your business in an affluent, well-traveled area. Lease Terms negotiable. Contact agent for lease rates.**

**Building & Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$9,999</b>	Space Available For: <b>For Lease</b>
Office:	<b>1</b>	<b>620</b>	Bldg: <b>\$9,999</b>	Lease Type: <b>Ground Lease</b>
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$9,999</b>	Lease Price Includes:
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>2</b>	Sublet: <b>No</b>
<b>Total:</b>	<b>1</b>	<b>620</b>	# Units:	21E on File: <b>No</b>
Drive in Doors:		Expandable:	Gross Annual Inc:	
Loading Docks:		Dividable:	Gross Annual Exp:	
Ceiling Height:		Elevator:	Net Operating Inc:	
# Restrooms: <b>2</b>		Sprinklers:	Special Financing:	
Hndcp Accessibl:		Railroad siding:	Assc: Assoc Fee:	
Lot Size: <b>9,999 Sq. Ft.</b>		Frontage:	Traffic Count:	
Acres: <b>0.23</b>		Depth:	Lien & Encumb:	
Survey:		Subdivide:	Undrgrnd Tank:	
Plat Plan:		Parking Spaces: <b>21</b>	Easements:	
Lender Owned: <b>No</b>		Short Sale w/Lndr.App.Req: <b>No</b>		

**Features**

Construction: **Brick**  
 Location: **Suburban, Strip, Free Standing, Highway Access, Corner Lot**  
 Parking Features: **21+ Spaces, On Site**  
 Roof Material: **Other (See Remarks)**  
 Site Condition: **Dry**  
 Utilities: **Public Water, Public Sewer, Natural Gas**

**Other Property Info**



Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **9999**  
 Year Established Source: **Public Record**

**Tax Information**

Pin #:  
 Assessed: **\$9,999**  
 Tax: **\$9,999** Tax Year: **2025**  
 Book: **9999** Page: **9999**  
 Cert:  
 Zoning Code: **COM**  
 Zoning Desc: **Legal Conforming**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **eXp Realty** (888) 854-7493  
 Listing Agent: **The Prosperity Group** (617) 710-0929  
 Team Member(s):  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive right to Lease**  
 Entry Only: **No**  
 Showing: Sub-Agency:

Showing: Buyer's Broker:  **Schedule with ShowingTime or Call 888-627-2775,**  **Schedule with ShowingTime , Appointment Required, Go Direct, Lockbox, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**

Showing: Facilitator:  **Schedule with ShowingTime or Call 888-627-2775,**  **Schedule with ShowingTime , Appointment Required, Go Direct, Lockbox, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**

Special Showing Instructions: **Schedule through Showing Time. Go and Show.**

### Firm Remarks

**Easy to show. On Lockbox for agent access.**

### Market Information

Listing Date: **7/29/2025**

Days on Market: Property has been on the market for a total of **183** day(s)

Expiration Date:

Original Price: **\$1,250**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **183** day(s)

Office Market Time: Office has listed this property for **183** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

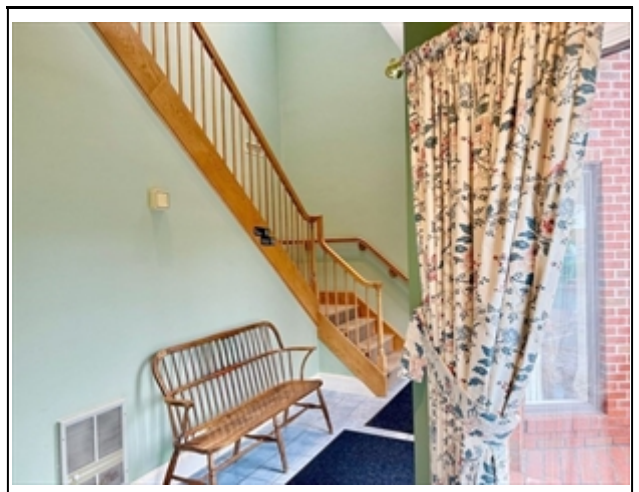
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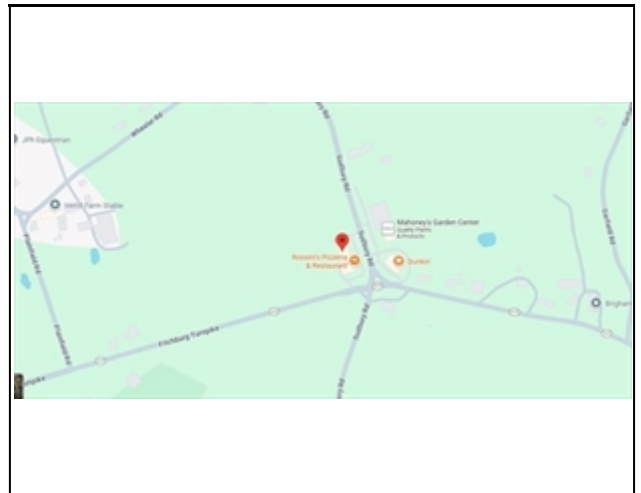
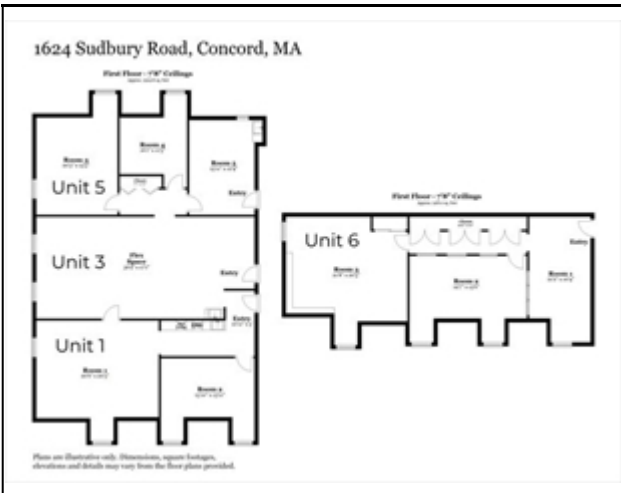
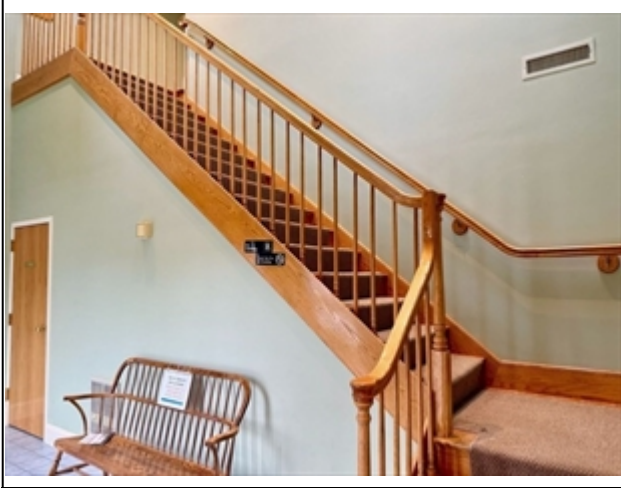
**Price History for 73410876**

**1624 Sudbury Road U:1, Concord, MA: Nine Acre Corner, 01742**

Date		Amount	%	DOM to PCG	DOM of PCG
<b>07/29/2025</b>	<b>Listed for \$1,250</b>				
08/26/2025	Price Changed to: \$1	<b>\$-1,249</b>	<b>99.92%</b>	<b>28</b>	<b>28</b>
					<b>Listing DOM: 183</b>
					<b>Property DOM: 183</b>

**\*\* Calculates and removes Offmarket activity in DOM Timeframe**





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