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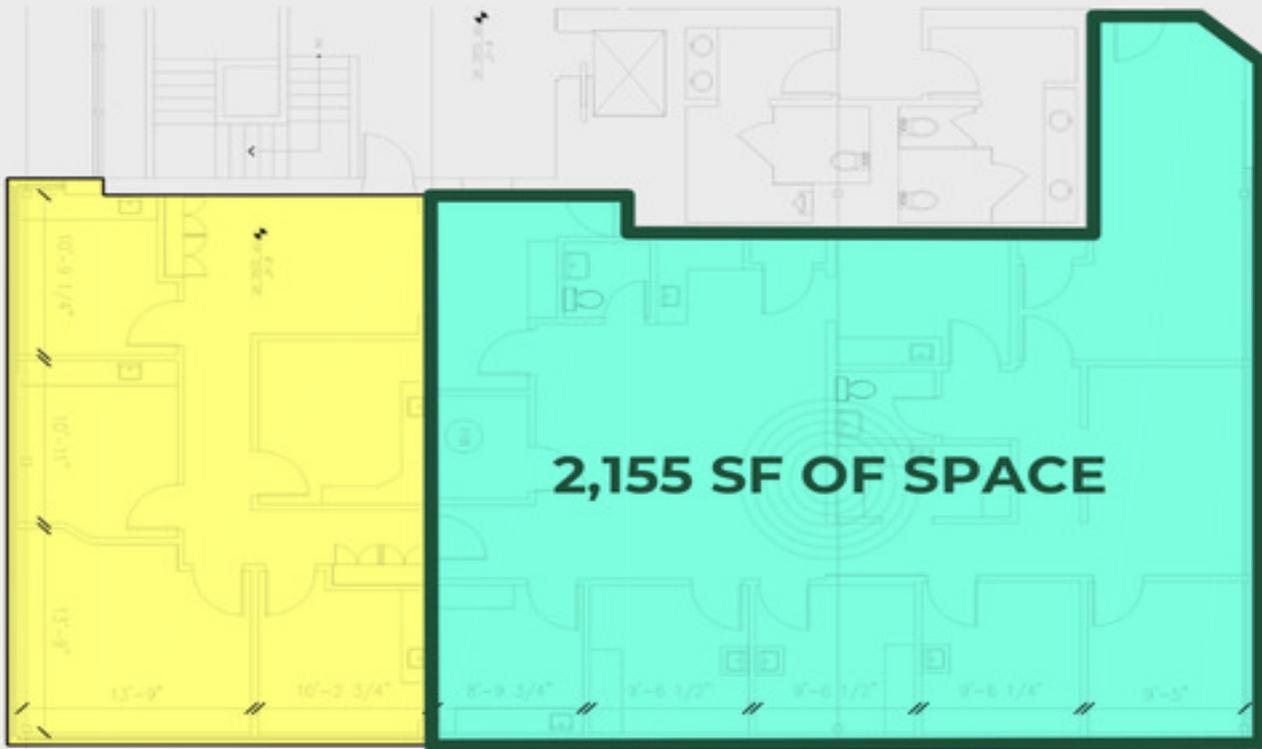
BAKER AVE EXT *CONCORD, MA*



2,155 SF For Sublease

SUMMARY / SPECIFICATIONS

86 BAKER AVE EXT CONCORD, MA



PROPERTY DESCRIPTION

86 Baker Avenue Extension is a three-story “Class A” office building located in West Concord, MA. With views of Route 2, this newly renovated office and medical facility boasts plenty of parking, an elevator, generous natural light, and easy access to local amenities. The space consists of a waiting area, reception, 5 exam rooms, large office, lounge area, kitchen and more. The building is ideal for health care and social assistance, retail, and professional, scientific, and technical industry users. Suites have reception build-outs, wall signage opportunities, and private office and exam rooms. This is a short term sublease available through 4/2026.

PROPERTY HIGHLIGHTS

- Office and medical use
- Common areas recently renovated
- Walking distance to West Concord downtown and shops
- Recently buildout with high end finishes
- Natural light
- Convenient access to Rt. 2
- Building size: 38,881 SF
- Air conditioning
- Elevator
- 190 parking spaces

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,155 SF
Lot Size:	3.35 Acres
Building Size:	38,881 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	463	1,811
Total Population	99	1,423	5,080
Average HH Income	\$319,207	\$200,300	\$223,639

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COMMERCIAL
O'BRIEN
PROPERTIES, INC

PROPERTY / LOCATION

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