

63 GREAT
ROAD
MAYNARD, MA
SUITE 201

**BRICK AND
BEAM**
SUBLEASE AVAILABLE

millpondsquare

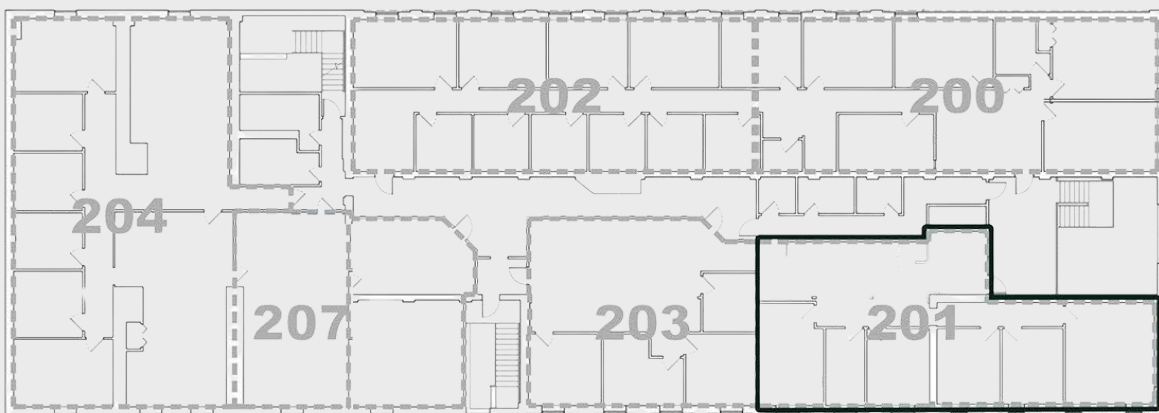


COMMERCIAL
O'BRIEN
PROPERTIES, INC

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

Mill Pond Square, a two-story brick and beam office building located at the intersection of Route 117 and Main Street, offers high-tech tenants a Cambridge feel with the convenience of a suburban location. Boasting spacious lobbies, brick and beam construction and a multitude of local amenities, the building has a unique high-end character and image rarely found. Just a few minutes walk from Maynard center, where you'll find cafes, restaurants, and business services.

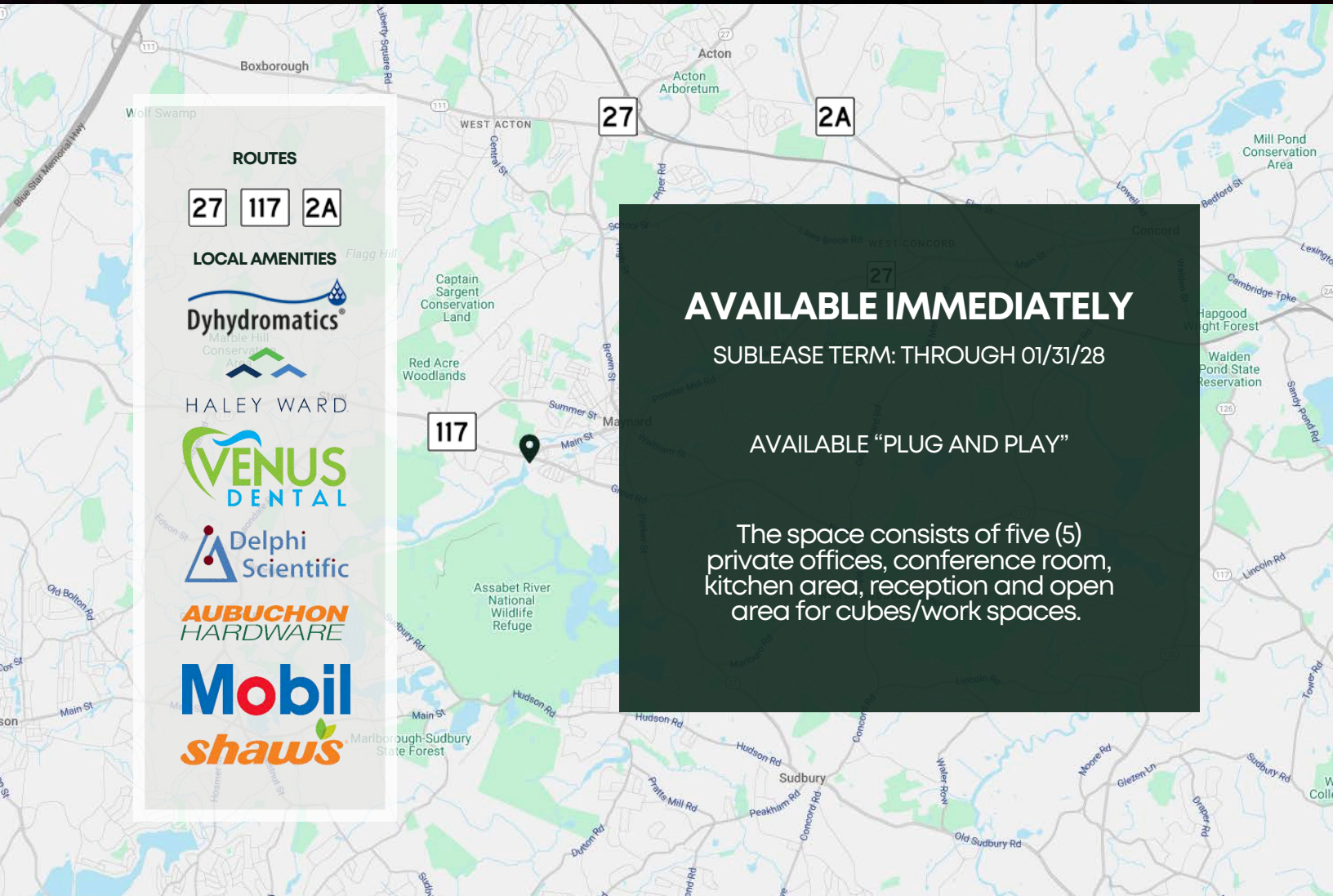
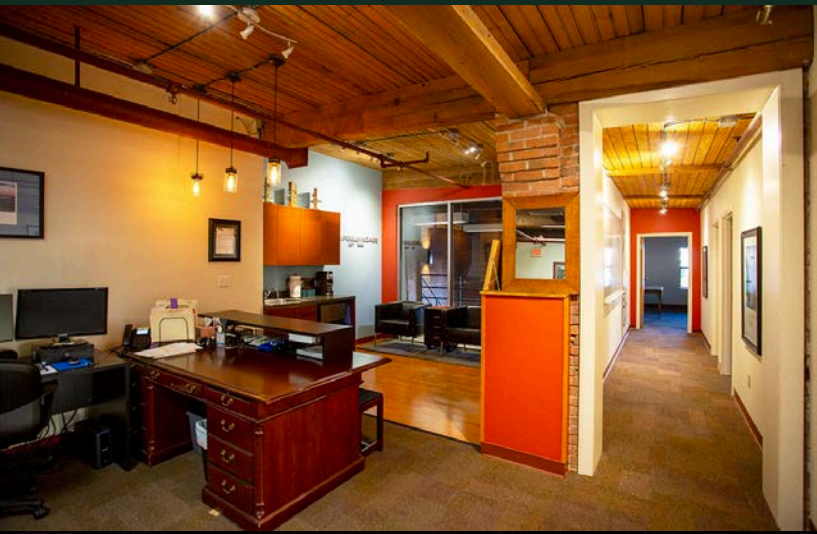


SUITE 201 . 2,177 RSF

SPECIFICATIONS

- Type: two-story office/ R & D Building
- Year Built: 1902, renovated 1985, upgraded 2008
- Zoning: Industrial
- Construction: Brick
- Roof: Rubber membrane
- Ceiling: 14' High Bay drop ceilings
- HVAC: Rooftop units, split units, split ductless units
- Floor: VCT and carpet
- Fire Suppression: Wet sprinkler system
- Utilities: Phone, Data: Verizon, Comcast
- Gas: NSTAR (separately metered)
- Water: Municipal
- Sewer: Municipal
- Power: 1200 amp, 3 phase, 208/110 V 400 amp Kohler backup generator

THE PROPERTY/LOCATION



ROUTES

27 117 2A

LOCAL AMENITIES

Dyhydromatics
Marble Hill Conservation Area

HALEY WARD

VENUS DENTAL

Delphi Scientific

AUBUCHON HARDWARE

Mobil

shaws

AVAILABLE IMMEDIATELY

SUBLEASE TERM: THROUGH 01/31/28

AVAILABLE "PLUG AND PLAY"

The space consists of five (5) private offices, conference room, kitchen area, reception and open area for cubes/work spaces.

THE SPACE CONSISTS OF 4 PRIVATE OFFICES/CONFERENCE, KITCHEN AND OPEN AREA FOR CUBES

63 GREAT ROAD MAYNARD, MA SUITE 201

**BRICK AND
BEAM**
SUBLEASE AVAILABLE

millpondsquare



COMMERCIAL
O'BRIEN
PROPERTIES, INC

KEITH GURTLE
SENIOR CONSULTANT

978.346.3098
keith@obriencommercial.com