

# 20 Pondmeadow Drive, Reading, MA - Unit 108



## 1,666 +/- SF Medical Office Condominium – For Sale or Lease

20 Pondmeadow is a two-story, medical office building in Reading, Massachusetts. The first floor condominium Unit 108 is available for sale or lease.

The total building is 30,864 +/- square feet on a total of 3.84 acres with approximately 175 +/- parking spaces. Zoned Industrial. Conveniently located approximately 1 mile from Route 95/128 and Reading Center.



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

CarboneRE.com

## CARBONE Commercial Real Estate, Inc.

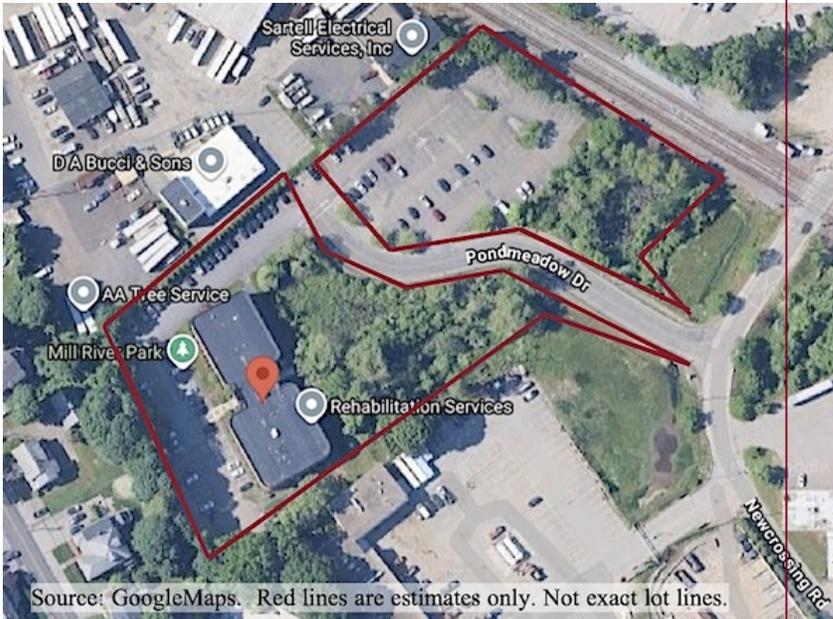
All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Carbone Commercial Real Estate, Inc., agent of the Owner/Lessor.

# 20 PONDMEADOW DRIVE, READING, MA – UNIT 108

## UNIT 108:

Size: 1,666 +/-sf  
Location: First floor, front-facing suite  
Layout: 3 exam rooms with sinks  
2 private offices + open space  
Built-in reception  
6-person waiting room  
1 handicap restroom  
Ceiling Height: 9'H +/- drop ceiling  
RE Tax \$6,000 per year (FY2026)  
Condo Fee \$1,234 per month (FY2026)  
Unit Deed: Book 69647 / Page 143

For Sale: \$650,000



Source: GoogleMaps. Red lines are estimates only. Not exact lot lines.

## Total Building:

Building: 30,864 +/-sf Medical Office  
Lot: 3.84 acres (2 parcels)  
Built: 1993  
Condo Assoc: Reading Health Center  
Condominium Association  
Master Deed: 23547-191 (dated 7/29/1993)  
Zoning: Industrial  
Parking: 175 +/- common parking spaces  
(Lots 12-128 and 12-127 per GIS)  
Roof: Original  
HVAC: Cooling tower (replaced in 2022).  
Boiler, make-up air unit, 3 heat  
pumps, 2 loop circulator pumps  
Elevator: 1 Passenger  
Water: Municipal  
Sewer: Municipal  
Heat: Gas (National Grid)  
Electric: Reading Municipal Light  
A/C: 100%  
Fire Sprinklers: Yes  
Foundation: Slab

Some data per Assessor, some per owner. Amounts and percentages are +/-

781.935.5444

CarboneRE.com

CARBONE Commercial Real Estate, Inc.

## SPACE FOR LEASE

- 1,666 +/-sf Medical office space
- 3 exam rooms with sinks
- 2 private offices + open space
- Built-in reception
- 6-person waiting room
- 1 handicap restroom
- 9'H +/- drop ceiling
- \$30.00 per sf nnn

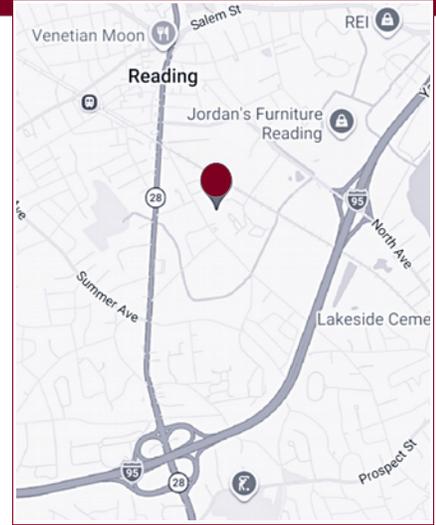
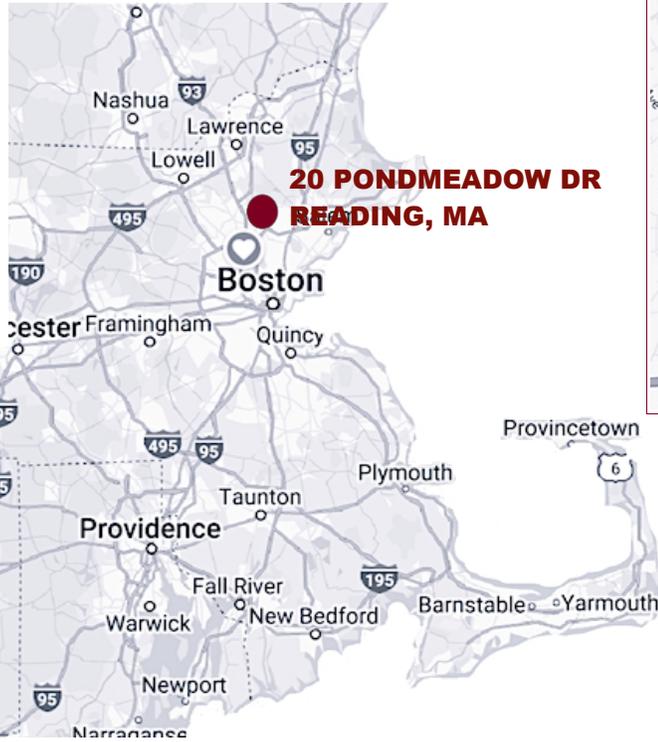


*CLICK IMAGE TO VIEW VIDEO TOUR*

# 20 PONDMEADOW DRIVE, READING, MA – UNIT 108

## Location

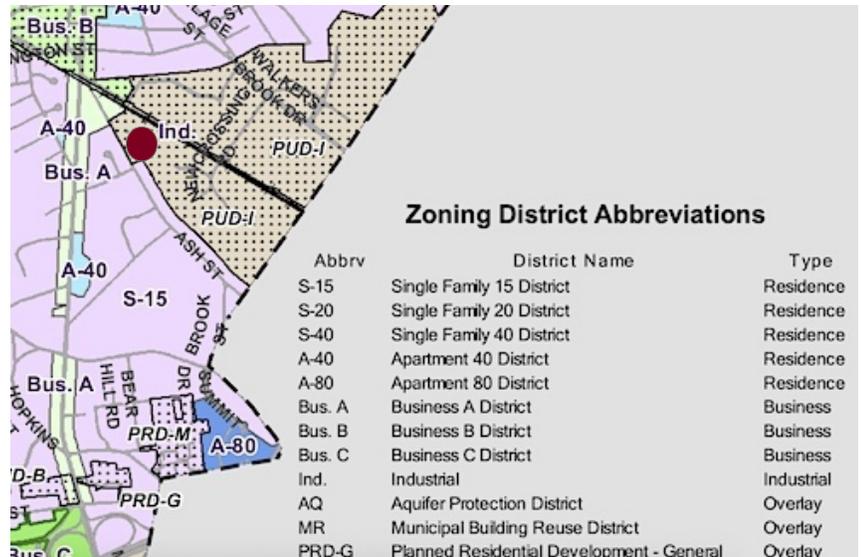
- 0.7 miles to Route 95/128
- 1 mile to Reading Center
- 2.5 miles to I-93
- 16.6 miles to Logan International Airport, Boston, MA



## GIS & Zoning



Source: Reading GIS



Source: Reading Zoning map

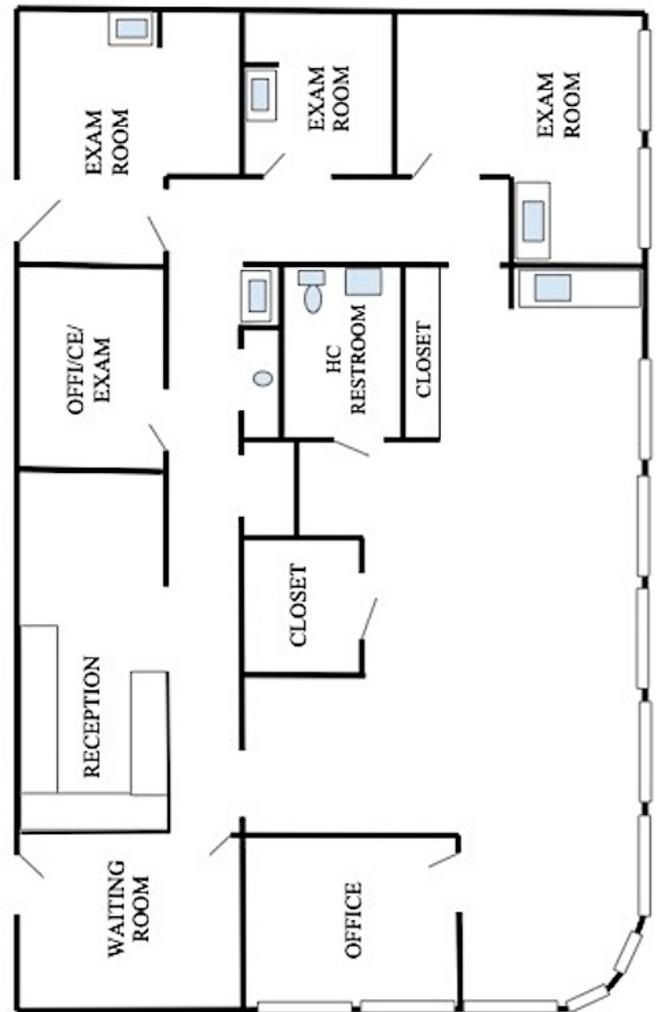
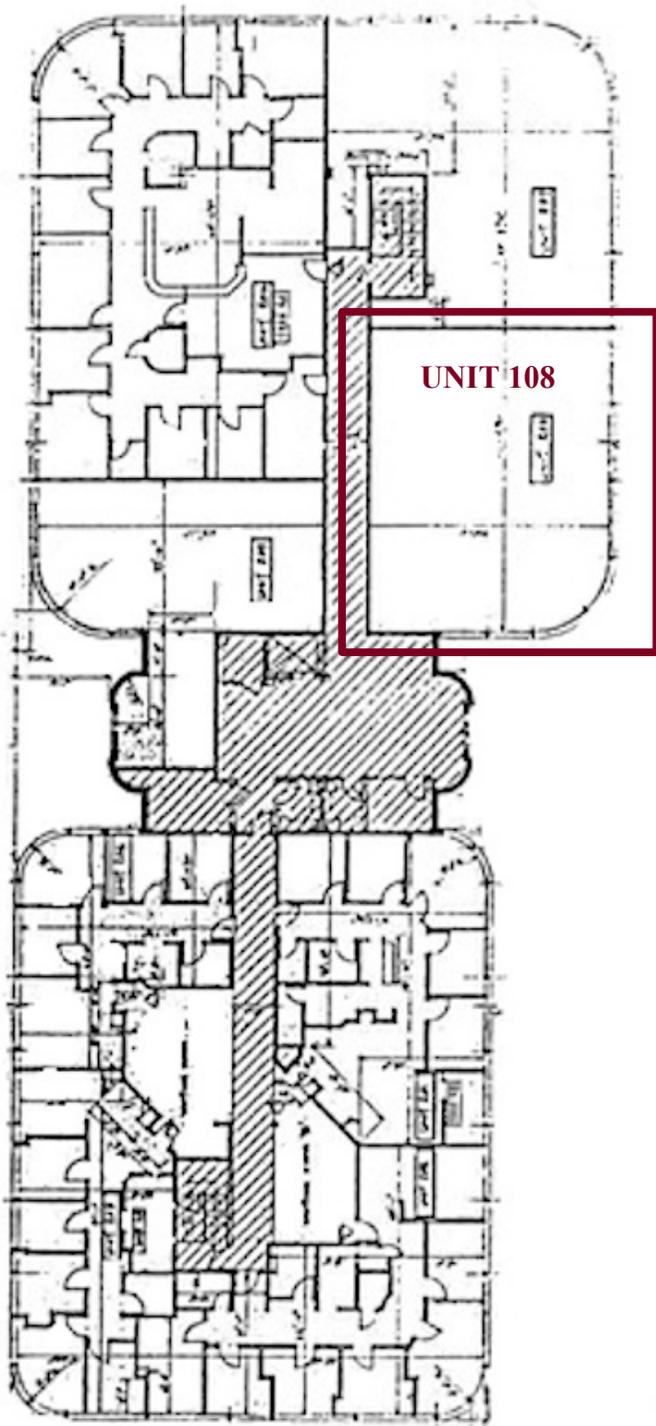
781.935.5444

CarboneRE.com

**CARBONE Commercial Real Estate, Inc.**

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

# 20 PONDMEADOW DRIVE, READING, MA – UNIT 108



Plan not drawn to scale. Plan not exact.

Plans may not be exact.

781.935.5444

CarboneRE.com

CARBONE Commercial Real Estate, Inc.



*Commonwealth of Massachusetts*

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

<http://www.mass.gov/ocabr/licensee/dpl-boards/re/>

MASSACHUSETTS MANDATORY LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

**THIS IS NOT A CONTRACT**

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

**THE TIME WHEN THE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:**

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific residential property. If there is no personal meeting between you and the licensee, this form must be presented electronically or through some other means before the licensee enters into a contract with a consumer. Residential property is defined as land with a building intended for use as a one to four-unit residential dwelling or the purchase or sale of land on which a building is intended to be constructed for use as a one- or two-unit residential dwelling. In the event this relationship changes an additional disclosure must be provided and completed at that time.

**CONSUMER INFORMATION AND RESPONSIBILITY:**

If you are a buyer or seller, you can engage a licensee to provide advice, assistance and representation to you as your agent. The licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent) or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance or land survey matters it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

**THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:**

Check one:     Seller's agent         Buyer's agent         Facilitator

*If seller's or buyer's agent is checked above, the licensee must complete the following section:*

<p>Check one:    <input checked="" type="checkbox"/> <b>Non-Designated Agency</b>                  The real estate firm or business listed below and all other affiliated agents are also working as the agent of the  <input checked="" type="checkbox"/> <b>Seller</b>    <input type="checkbox"/> <b>Buyer</b></p>	<p><input type="checkbox"/> <b>Designated Agency</b>                  Only the licensee named herein represents the  <input type="checkbox"/> <b>Seller</b>    <input type="checkbox"/> <b>Buyer</b> (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.</p>
---	--

UNIT 108: 20 PONDMEADOW DRIVE, READING, MA 01867

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

<i>Edward Carbone</i>	<b>Edward Carbone #9015680</b>	<input checked="" type="checkbox"/> <i>Broker</i> <input type="checkbox"/> <i>Salesperson</i>	March 19, 2026
Signature of Licensee	<i>Printed name of Licensee</i> License #		<i>Today's Date</i>
<b>Carbone Commercial Real Estate, Inc.</b>	<b>#6939</b>		
Name Real Estate Brokerage Firm	<i>Brokerage Firm License #</i>		
		<input type="checkbox"/> <i>Buyer</i> <input type="checkbox"/> <i>Seller</i>	
Signature of consumer	<i>Printed name of consumer</i>		<i>Today's Date</i>
		<input type="checkbox"/> <i>Buyer</i> <input type="checkbox"/> <i>Seller</i>	
Signature of consumer	<i>Printed name of consumer</i>		<i>Today's Date</i>

**Carbone Commercial Real Estate, Inc. – 5 Stone Edge Lane, Woburn, MA 01801 – (781)935-5444**  
**Edward Carbone**

*Check here if the consumer declines to sign this notice.*

Last Revised September 20, 2021