

1624 Sudbury Rd

1624 Sudbury Rd, Concord, MA 01742

XK exp
COMMERCIAL Presented by
eXp Commercial



Price: \$19.77 - \$21.81 /SF/YR

Prime 631 sq ft office suite available for lease in one of Concord's most sought-after commercial corridors. Ideally located near Dunkin' Donuts, Mahoney's Garden Center, Verrill Farm, and Nashawtuc Country Club, this bright and well-maintained office space offers excellent visibility, convenient access to Route 117, Route 2, and surrounding commuter routes, and close proximity to local shops, dining, and amenities. The open and flexible layout is perfect for consultants, therapists, creatives, financial professionals, or small teams seeking a standout address in an established business community. Features include ample on-site parking (21+ spaces), ground-level access, public sewer, natural gas, and strong commercial zoning (NACB). Units 1, 3, and 5 can be leased separately or together for larger operations. Situated in a clean, freestanding brick-and-frame building with shared restrooms and a professional setting. Lease Terms Negotiable. Contact agent for lease rates

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- Well-maintained brick building
- Ground-level access with ample on-site parking
- Easy access to Route 2 and major commuter routes
- Option to lease Units 1, 3, and 5 separately or together for expanded space
- Flexible lease terms available



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PHOTO-2025-07-30-23-48-14

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Nine Acre Wines Inc	-	



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Listing spaces

2nd Floor Ste 1

Space Available	620 SF
Rental Rate	\$19.77 /SF/YR
Contiguous Area	2,832 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Prime 620 sq ft office suite available for lease in a highly desirable and well-traveled location in Concord, MA. Located near Dunkin' Donuts, Mahoney's Garden Center, Verrill Farm, and Nashawtuc Country Club, this bright, professional space offers excellent visibility, easy access to Route 2 and other major commuter routes, and a polished presence in an established commercial corridor. The unit features ample on-site parking (11–20 spaces), ground-level access, and public utilities including water, sewer, and natural gas. Zoned COM (legal conforming), it's ideal for professionals, consultants, or small businesses looking for convenience and credibility in an affluent area. This suite is part of a 3-unit building, and Units 1–3 may be leased together to create a larger, contiguous space to accommodate growing operations. Situated in a clean, freestanding brick building with shared restrooms and a well-maintained environment, this space offers flexibility and opportunity.



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2nd Floor Ste 3

Space Available	631 SF
Rental Rate	\$19.77 /SF/YR
Contiguous Area	2,832 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Prime 631 sq ft office suite available for lease in one of Concord's most sought-after commercial corridors. Ideally located near Dunkin' Donuts, Mahoney's Garden Center, Verrill Farm, and Nashawtuc Country Club, this bright and well-maintained office space offers excellent visibility, convenient access to Route 117, Route 2, and surrounding commuter routes, and close proximity to local shops, dining, and amenities. The open and flexible layout is perfect for consultants, therapists, creatives, financial professionals, or small teams seeking a standout address in an established business community. Features include ample on-site parking (21+ spaces), ground-level access, public sewer, natural gas, and strong commercial zoning (NACB). Units 1, 3, and 5 can be leased separately or together for larger operations. Situated in a clean, freestanding brick-and-frame building with shared restrooms and a professional setting. Lease Terms Negotiable. Contact agent for lease rates.

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PHOTO-2025-07-30-23-48-11 (2) - Copy

Listing spaces

2nd Floor Ste 5

Space Available	646 SF
Rental Rate	\$19.77 /SF/YR
Contiguous Area	2,832 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Discover the perfect professional setting at 1624 Sudbury Road – Unit 5, a well-appointed 646± sq ft corner office suite located in one of Concord's most desirable commercial areas. This bright, carpeted space is ideal for consultants, therapists, financial professionals, and small businesses seeking a polished presence with excellent accessibility. Surrounded by high-traffic neighbors including Dunkin' Donuts, Mahoney's Garden Center, Verrill Farm, and Nashawtuc Country Club, this location benefits from consistent exposure throughout the week. The suite features ample on-site parking (21+ spaces), a level site, and easy access to Route 2 and major commuter routes. Zoned NACB (legal conforming) with public water, sewer, and natural gas utilities. Whether you're expanding or launching a new venture, this space offers flexibility, visibility, and a professional atmosphere to support your success. Units 1,3, 5 can be lease separately or together. Terms negotiable. Call for lease rates.

2nd Floor Ste 6

Space Available	935 SF
Rental Rate	\$21.81 /SF/YR
Contiguous Area	2,832 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Prime Office Space in Sought-After Concord Location! Welcome to 1624 Sudbury Rd—a versatile, carpeted office space ideally situated in one of Concord's most desirable areas. This well-maintained corner office suite offers an executive glass enclosed conference area, bright and professional environment, perfect for businesses seeking a convenient and accessible location. Ample parking, easy access to major routes, and proximity to Concord's shops, restaurants, and services make this a standout opportunity. Whether you're looking to expand your business or establish a new presence in a thriving community, this space provides the flexibility and comfort you need to succeed. Don't miss your chance to secure a prime office address in historic Concord!

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Property Photos



PHOTO-2025-07-30-23-48-11 (3)



PHOTO-2025-07-30-23-48-11 (4)

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Property Photos



PHOTO-2025-07-30-23-48-11 (5) - Copy



PHOTO-2025-07-30-23-48-11 (6)

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Property Photos



PHOTO-2025-07-30-23-48-11 (7)



PHOTO-2025-07-30-23-48-11 (8)

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Property Photos



PHOTO-2025-07-30-23-48-11 (9)



PHOTO-2025-07-30-23-48-11 (10)

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PHOTO-2025-07-30-23-48-11 (11)



Building Photo

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Property Photos



PHOTO-2025-07-30-23-48-12 (1) - Copy



PHOTO-2025-07-30-23-48-12 (2)

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PHOTO-2025-07-30-23-48-12 (7)

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PHOTO-2025-07-30-23-48-12



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Property Photos

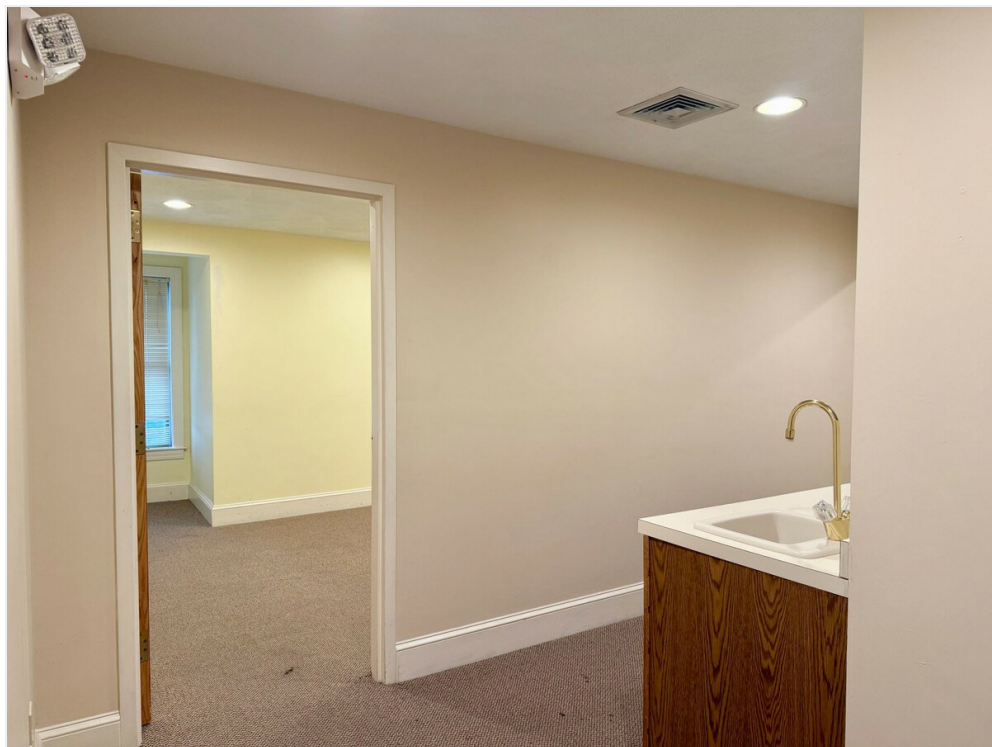


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Location

