



300 Baker Avenue is a 413,415 SF building that provides a variety of commuting options - a rarity for a suburban asset. Located along Route 2A, the 128) and 495, offering a swift connection to some of the area's most affluent suburbs.

Finally, 300 Baker Avenue is within easy walking distance of the West Concord MBTA commuter rail station, which provides swift access to Downtown Boston. The surrounding amenity hub, offering an abundance of retail, recreation and restaurant

## AMENITIES

CAFE FITNESS CENTER MARRIOTT HOTEL MBTA TRAIN ACCESS

## **DRIVE TIMES**



ROUTE 2 - 2 MIN



95 (ROUTE 128) - 12 MIN



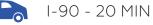
495 - 15 MIN













300

BAKER





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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a broke nent acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is n any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## 50,893 SF AVAILABLE SPACE



