



# 300 BAKER

50,893 SF AVAILABLE SPACE



**Zippity**  
ENJOY YOUR CAR



ASE Certified Mechanics

Manufacturer's Data

Digital Service Reports






12-Point Inspection

**Lapels**  
The Future of Dry Cleaning

## AMENITIES

- CAFE
- FITNESS CENTER
- MARRIOTT HOTEL
- MBTA TRAIN ACCESS

## DRIVE TIMES

-  ROUTE 2 - 2 MIN
-  95 (ROUTE 128) - 12 MIN
-  495 - 15 MIN
-  BOSTON - 30 MIN
-  I-90 - 20 MIN

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 property is easily accessible to Interstate 95 (Route 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 options, is also within easy walking distance.



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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 brokerage agreement 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 made nor is 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.

## WEST CONCORD AMENITIES



## DOWNTOWN CONCORD AMENITIES



Main Streets Market & Cafe



Farfalle Italian Market Cafe & Wine Shop



7 MILES

495

62

2A

WALK TO MBTA

2

95

10 MILES

128