



790 BOSTON RD

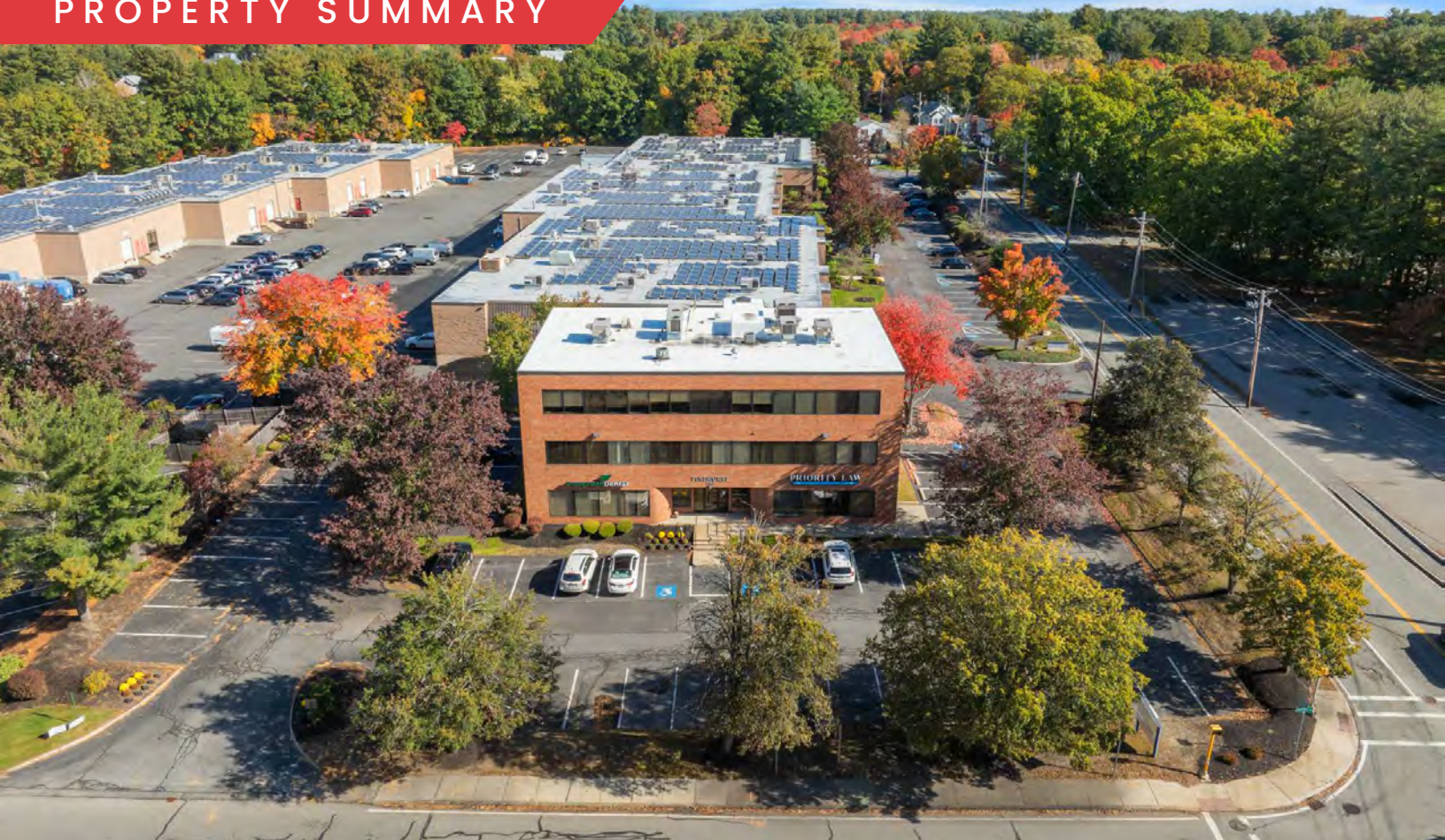
BILLERICA, MA

FOR LEASE | 7,479 SF MEDICAL OFFICE SPACE

CHLOE STUBBLEBINE 781.879.2543 chloe@stubblebinecompany.com
MICAH STUBBLEBINE 978.265.8101 micah@stubblebinecompany.com

 THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7,479 SF Medical Office Space for Lease

PROPERTY HIGHLIGHTS

- Strategically located in close proximity to Route 3 and I-95
- Adjacent to numerous amenities
- Locally owned and maintained
- Each floor offers private bathrooms and a dedicated reception area
- Sub-dividable
- 2nd Floor: 3,782 SF
- 3rd Floor: 3,697 SF
- 20+ Windows being replaced Q1 of 2025
- New roof & elevators modernized each year

PROPERTY SPECIFICATIONS

Building Size:	10,800 SF
Available SF:	2nd Floor: 3,782 SF 3rd Floor: 3,697 SF
Type:	Medical Office
Year Built:	1986
Roof:	Rubber ballasted
Water/Sewer:	Municipal
Electric/Gas:	National Grid
Lighting:	T8 energy efficient
Power:	600 amps, 3-phase
Sprinkler:	Wet System
Parking:	54 free surface
Elevator:	One (1)
Lease Rate:	MARKET

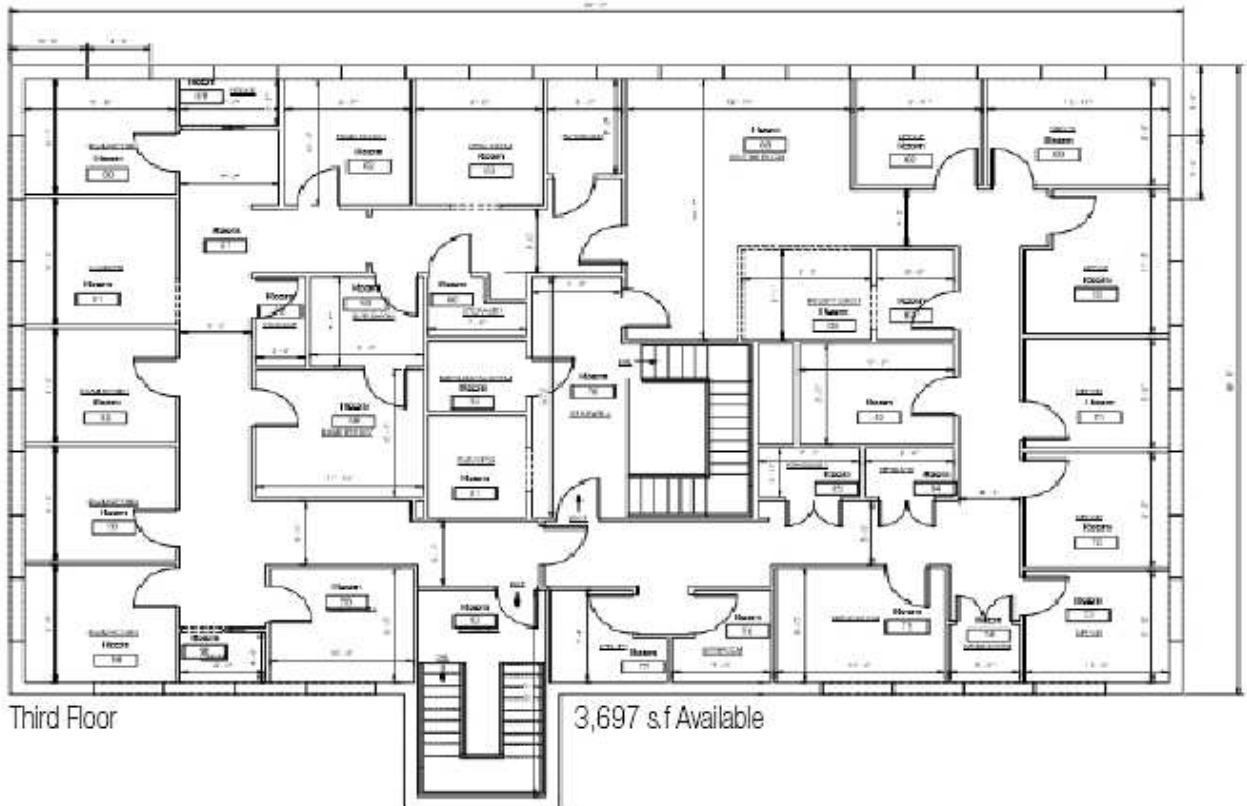
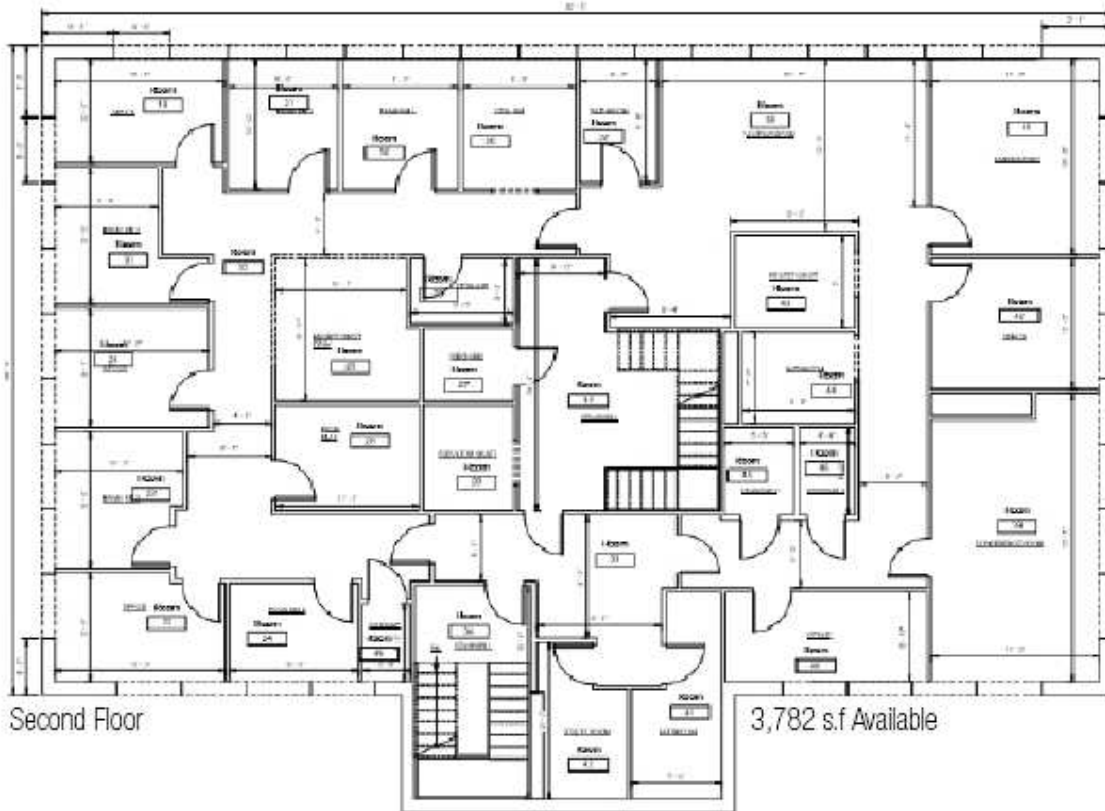
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,652	52,062	245,480
Total Population	55,956	136,492	633,106
Average HH Income	\$141,046	\$137,247	\$138,521



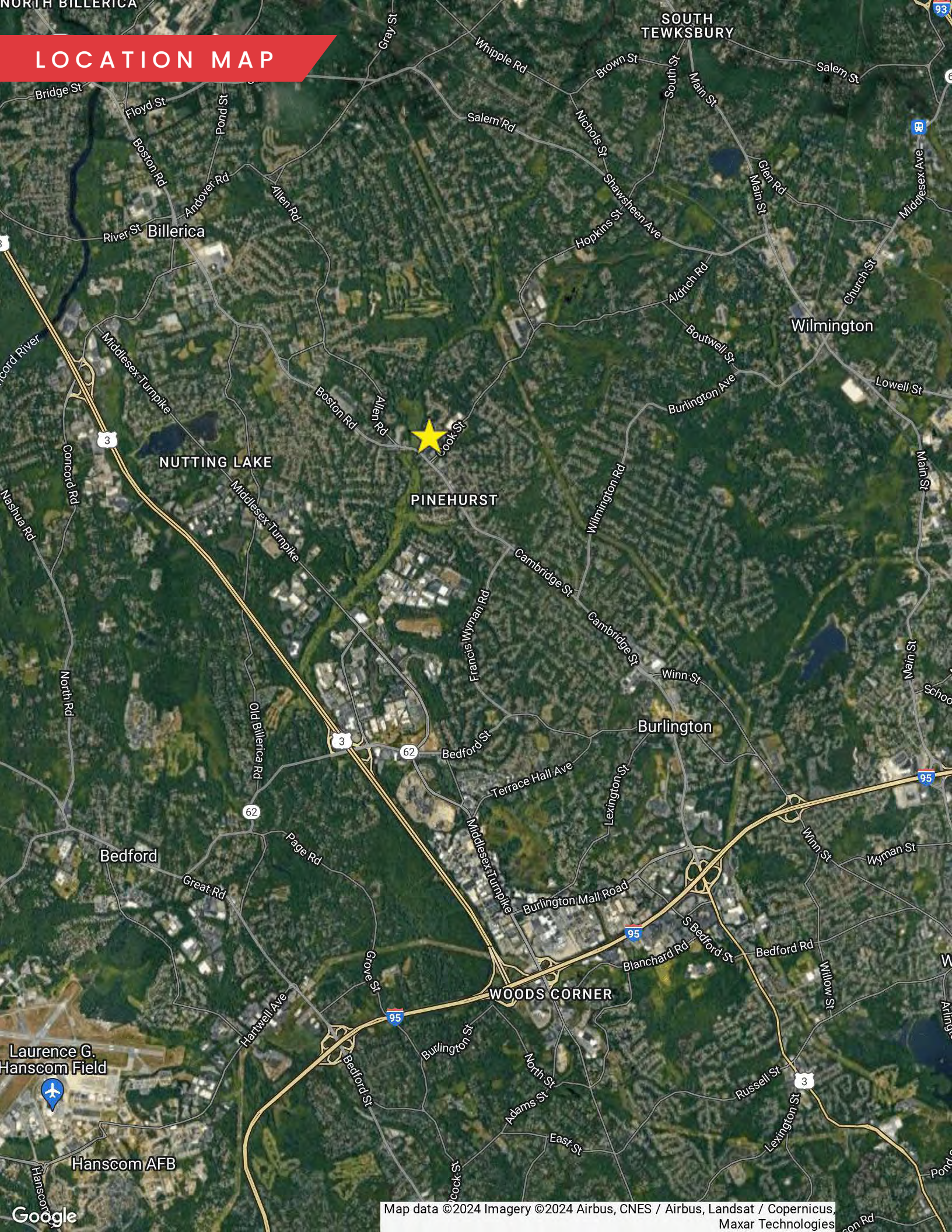




FLOOR PLANS



LOCATION MAP



SOUTH TEWKSBURY

LOCATION MAP

★
PINEHURST

NUTTING LAKE

Billerica

Wilmington

Burlington

Bedford

WOODS CORNER

Laurence G. Hanscom Field

Hanscom AFB

790 BOSTON RD BILLERICA, MA

FOR LEASE | 7,479 SF MEDICAL OFFICE SPACE

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL