

## **LEXINGTON- Custance Place Private Office**

**BRIGHT PRIVATE OFFICE LOCATED IN CHIROPRACTOR CENTER** – Exclusive use of a large private office with an individually locked door is available for full time rental within Englander Chiropractic Center. The tenant is offered shared use of the waiting area. The office has a fully operable window for access to outside fresh air.

**UPGRADED SUITE** - Includes recently installed efficient HVAC system and new electric panel providing exclusive service to the suite. The walls are insulated for sound protection and confidentiality. The suite has been refurbished with high quality carpeting. Restrooms are located on the third floor common area.

**PROFESSIONAL:** Ideal for a massage therapist, psychotherapist, acupuncturist, body-worker or herbalist.

**CUSTANCE PLACE:** Very desirable building with many amenities that are attractive for independent professionals, private practitioners, and business owners. Well known in Lexington and surrounding communities.

**IDEAL LOCATION-** Situated on a bus route on Bedford St. in the heart of Lexington, a short walk to Lexington center, close to Stop & Shop and Walgreens and next door to Starbucks. Convenient to visitors or professionals traveling from the western, northern, and southwestern suburbs via Route 128, Route 2, and Route 3. Easy access to/from Winchester, Arlington, Burlington, Belmont, Bedford, Lincoln, Carlisle, Concord, Woburn, Waltham, and Cambridge.

**AMENITIES-** Building has 24/7 access, locking security doors, ADA/handicap compliant with automatic front door and elevator. US Mail box and FedEx drop-off box at building. Restaurants and take out close by.

**PARKING-** Abundant free parking provided for clients/visitors and tenants.

**PRICE** - Rent for the unfurnished office is \$900/month. The rent includes use of the fully furnished waiting room; cleaning; and utilities.

**SHOWINGS-** In-person showings by appointment.

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