

# 57

OLD RD TO 9 ACRE CORNER  
*CONCORD, MA*



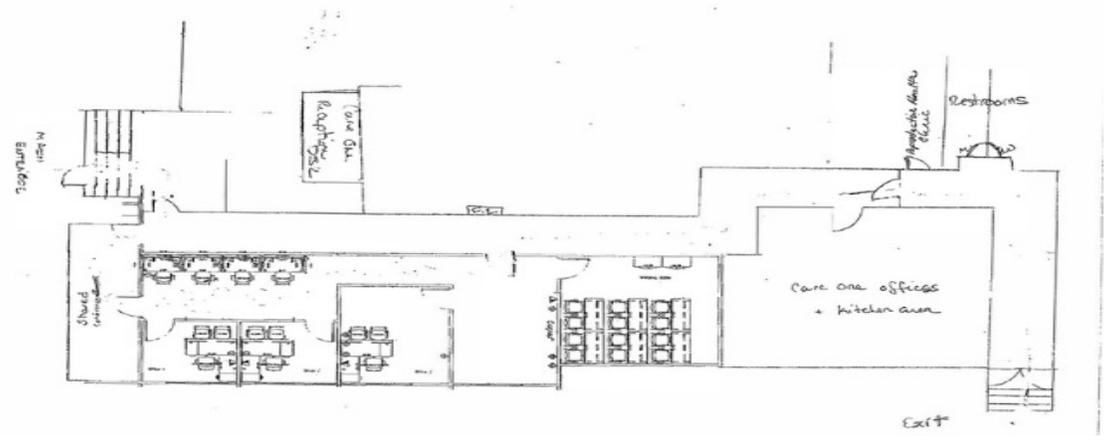
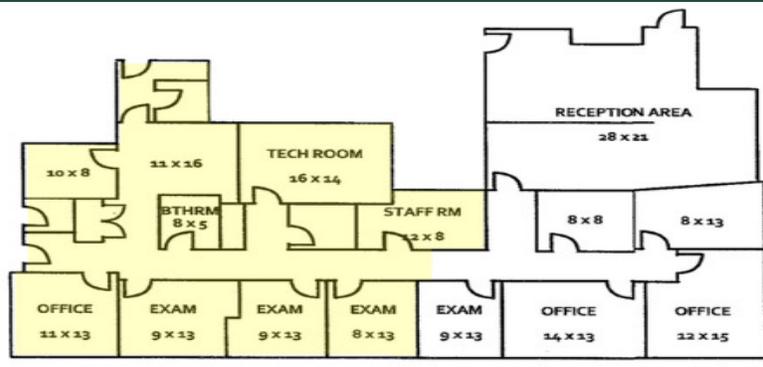
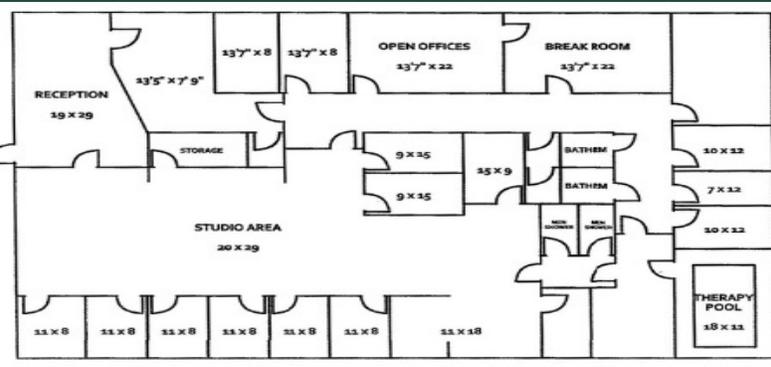
COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**2,100 - 6,948 SF For Lease**



# SUMMARY / SPECIFICATIONS

57 OLD ROAD TO 9 ACRE CORNER CONCORD, MA



## PROPERTY DESCRIPTION

57 Old Road to Nine Acre Corner is a medical/flex use building located within walking distance to Emerson Hospital and West Concord. This beautifully landscaped campus environment sits on 17.5 acres overlooking the Sudbury River.

Amenities include a full service cafeteria with private dining room; ample parking; recessed wet sprinkler system; backup power and handicap accessibility. Many of the suites have private or separate entrances with dedicated parking spaces.

## PROPERTY HIGHLIGHTS

- Year Built: 1962 // Total Size: 174,888 SF // Land: 17.50 Acres
- Type: Medical/Flex // Parking: 425 Parking Spaces
- Construction: Masonry // Roof: Rubber // Utilities: City/Water and Sewer
- Heat: Gas // Power: Backup Generator // Stories: Three (3)
- Electric Provider: Concord Light and Power // HVAC: Force Hot/Cold Air
- Internet: FiOS or CL&P Fiber

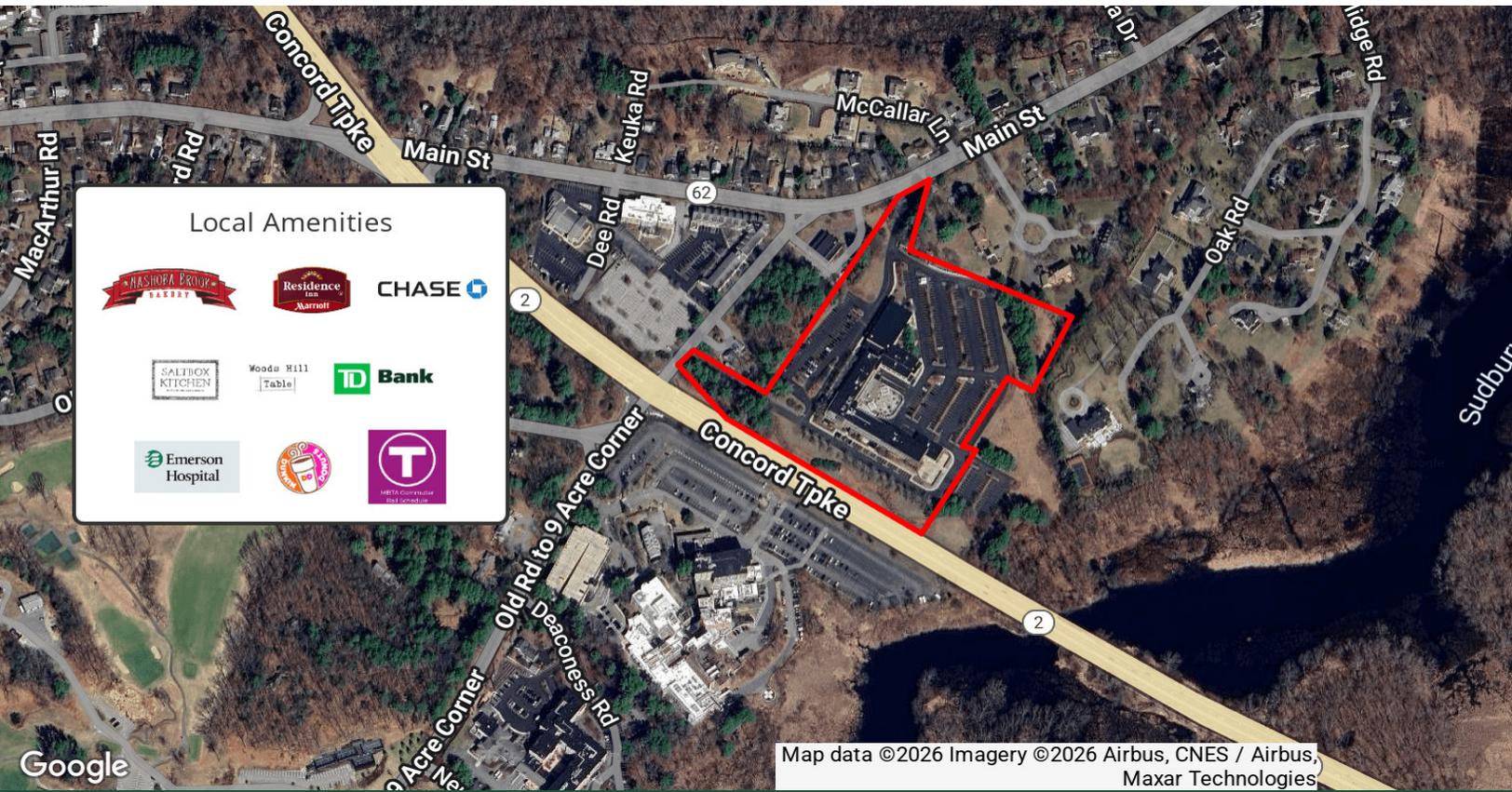
## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Available SF:	2,100 - 6,948 SF
Lot Size:	11.8 Acres
Building Size:	199,068 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	172	492	1,583
Total Population	470	1,292	4,037
Average HH Income	\$296,192	\$284,952	\$271,633

# PROPERTY / LOCATION

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CONCORD, MA



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