

# 63 GREAT ROAD

MAYNARD, MA

## BRICK AND BEAM SPACE

millpondsquare

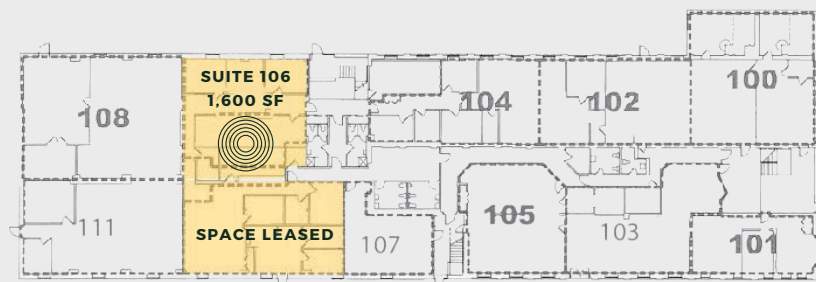


# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

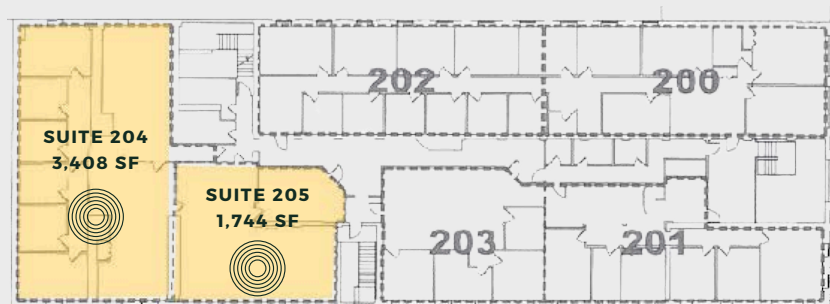
Mill Pond Square, a two-story brick and beam office building located at the intersection of Route 117 and Main Street, offers high-tech tenants a Cambridge feel with the convenience of a suburban location. Boasting spacious lobbies, brick and beam construction and a multitude of local amenities, the building has a unique high-end character and image rarely found. just a few minutes walk from Maynard center, where you'll find cafes, restaurants, and business services.

1ST FLOOR



SUITE 106 / 1,600 SF

2ND FLOOR

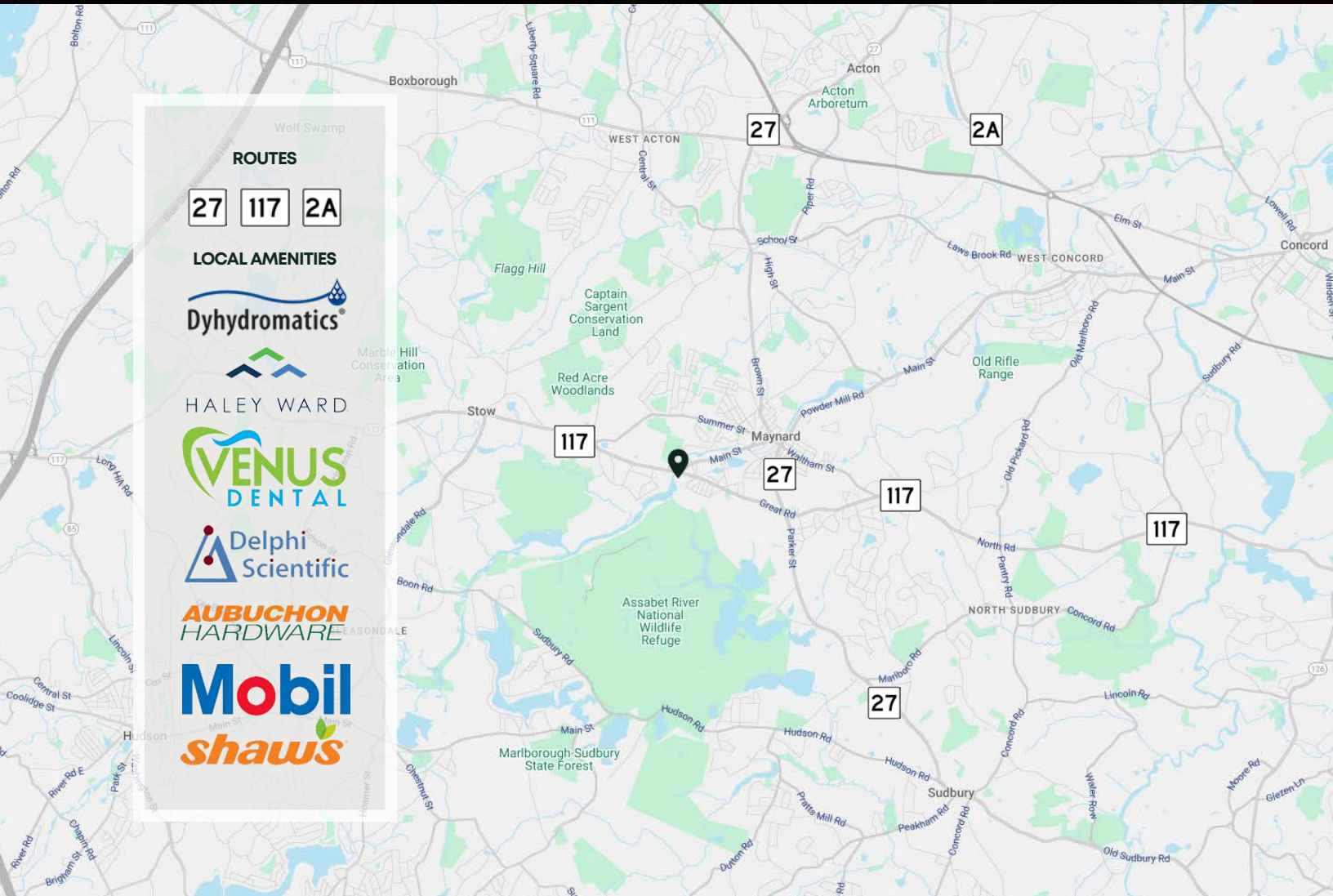


SUITE 204 / 3,408 SF . SUITE 205 / 1,744 SF . CONTIGUOUS SPACE OF 5,152 SF

## SPECIFICATIONS

- Type: 2 Story office/ R & D Building
- Year Built: 1902, renovated 1985, upgraded 2008
- Zoning: Industrial
- Construction: Brick
- Roof: Rubber membrane
- Ceiling: 14' High Bay drop ceilings
- HVAC: Rooftop unites, split units, split ductless units
- Floor: VCT and carpet
- fire Suppression: Wet sprinkler system
- Utilities: Phone, Data: Verizon, Comcast
- Gas: NSTAR (separately metered)
- Water: Municipal
- Sewer: Municipal
- Power: 1200 amp, 3 phase, 208/110 V 400 amp Kohler backup generator

# THE PROPERTY/LOCATION



MILL POND SQUARE WAS FORMERLY THE TROLLEY HOUSE FOR DOWNTOWN MAYNARD

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COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**KEITH GURTLE**  
SENIOR CONSULTANT

978.346.3098  
keith@obriencommercial.com