

# 1180 Beacon Street

UNIT 7D



**BROOKLINE, MA**

**FOR SALE**



## **AVAILABILITY**

- Area: 790 SF
- Ideal office for Psychiatry, Social Workers & Mental Health
- Includes 4 private offices, private bathroom and a waiting area

## **PRESTIGIOUS TENANTS**

- Beth Israel Lahey Primary Care
- Brookline Pediatrics, Boston Children's Hospital Primary Care
- Boston Neuro Behavioral Associates
- Smile Boston Cosmetic & Implant Dentistry
- Holtzman Medical Group
- Quest Diagnostics
- Measured Wellness
- Pastor Medical Group

## **SERVICES**

- Primary Care
- Pediatric Medicine
- Dental Specialities
- Psychiatry & Psychotherapy
- Lab
- Dermatology
- Cardiology

**GODINO**  
& COMPANY, INC.

**TOM GODINO**  
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# — 1180 BEACON ST. —

**UNIT 7D**

**BROOKLINE, MA  
02446**

## **BUILDING / AREA ATTRIBUTES**

- Professional Property Management
- Parking: Onsite
- Unit 7D: 2 surface unassigned parking spaces in a private lot directly in the rear of the building
- Exceptional Public Transportation: Ideally situated with a MBTA Green line (C) stop in front of the Building.
- Nearby is Kent Street Station (Green Line - C), St. Paul Station (Green Line - C), Coolidge Corner Station (Green Line - C) & Longwood Station (Green Line - D)
- Yawkey Commuter Rail (Framingham/Worcester Line) – 15 Minute Walk
- Formerly occupied by licensed social workers, psychologists and psychiatrists
- Office includes: waiting area, four private consultation offices and a private bathroom
- Wet sprinkler system throughout the building.
- Updated mechanicals. HVAC is a water loop system (heat & water included in condo fee)

## **BUILDING DETAILS:**

- Building size: 52,152 sq. ft.
- Number of Floors: 8 Floors with 30 condominiums

## **CONDO FEES:**

- Unit 7 D : \$610.00

## **REAL ESTATE TAXES FY 2024:**

- Unit 7D: \$5,958.00



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1180 Beacon Street, Unit 7D is located in a landmark medical building perfectly situated between the Longwood Medical Area and Coolidge Corner, with easy access to downtown Boston.

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