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BAKER AVE | CONCORD



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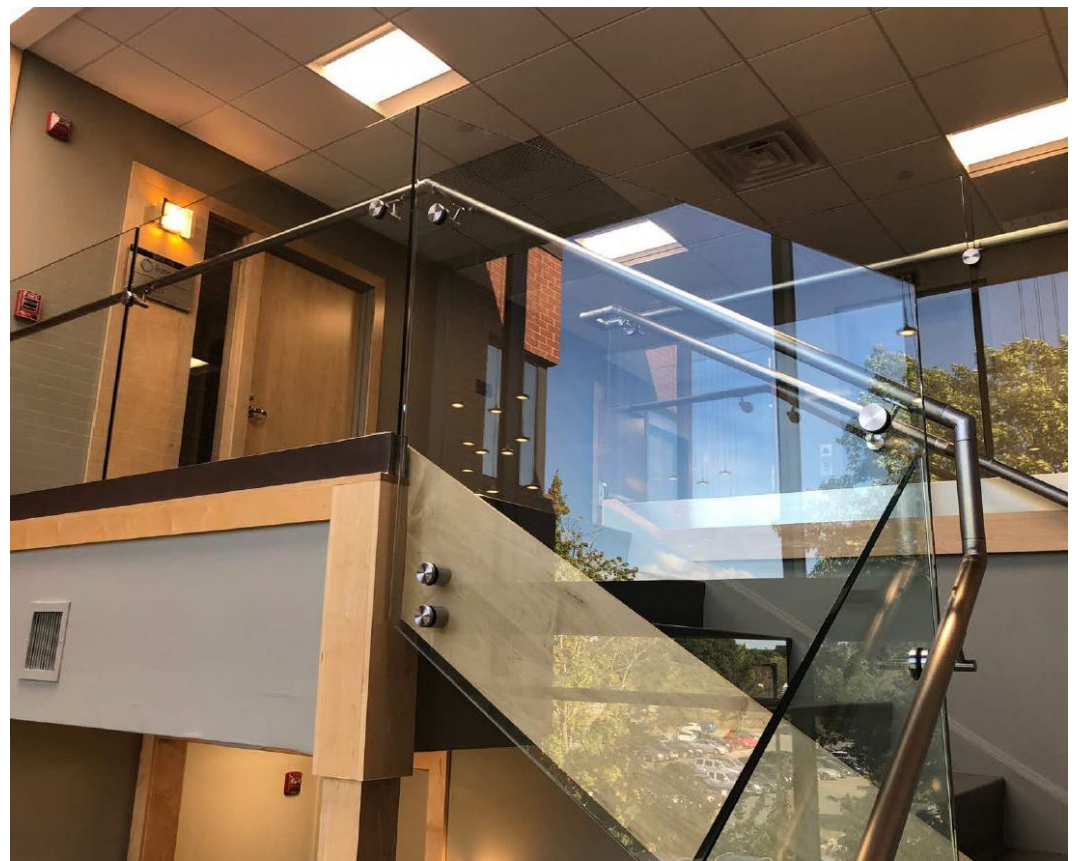
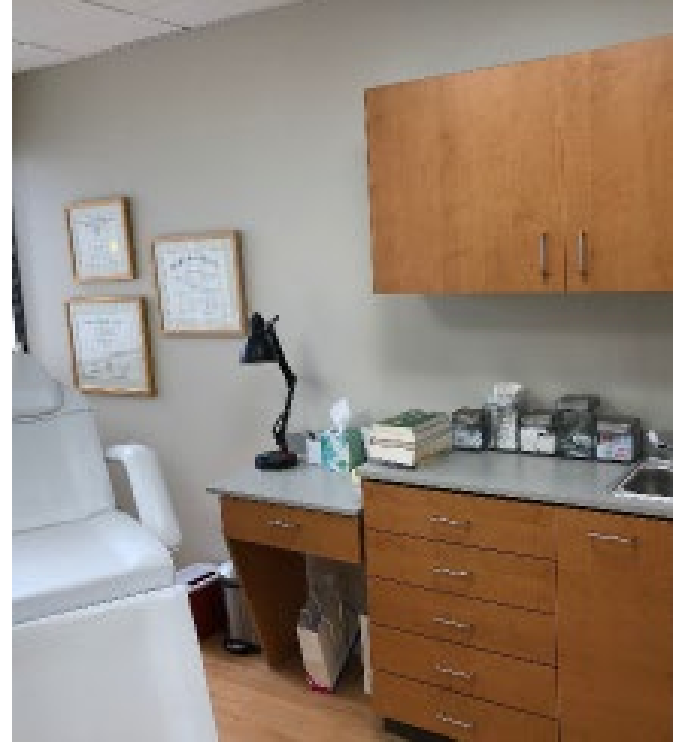
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R.W. HOLMES
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- High Image Property for Office and Medical Users
- Several Medical Office Space with Exam Rooms and Plumbing in Place
- Convenient Access from Route 2 and Commuter Rail
- Recently Renovated Common Areas and Bathrooms
- Abundant Parking
- Exterior Signage Opportunity Overlooking Route 2
- Walking Distance to West Concord Shops
- Park Setting in Office & Medical Cluster
- Responsive, Local Ownership and Property Management

38,881

SQUARE FEET

3

STORIES

4.9/1,000

PARKING RATIO

1,500 – 11,527 SF

AVAILABLE FOR LEASE

86

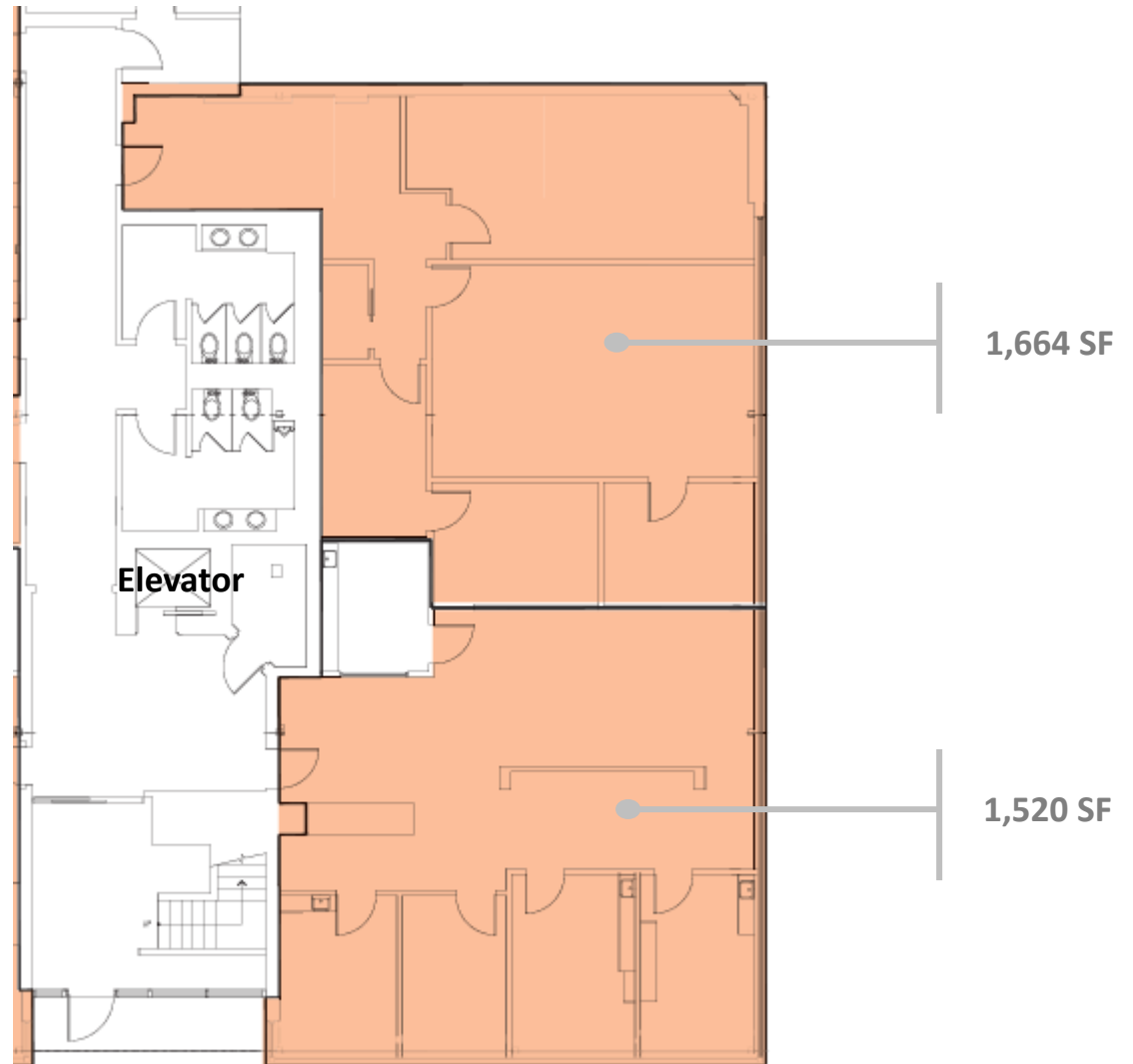
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SPACE FEATURES:

- Spaces can be Combined or Divided to Your Ideal Square Footage
- Plumbing Infrastructure In-Place
- Great Window Line
- Can Build Out Space to Exact Needs
- Heating/Cooling: Rooftop HVAC Units
- Electricity: Separately Metered
- Internet: Xfinity and Town of Concord Municipal Internet Service

FIRST FLOOR

Up to 3,184 SF AVAILABLE



86

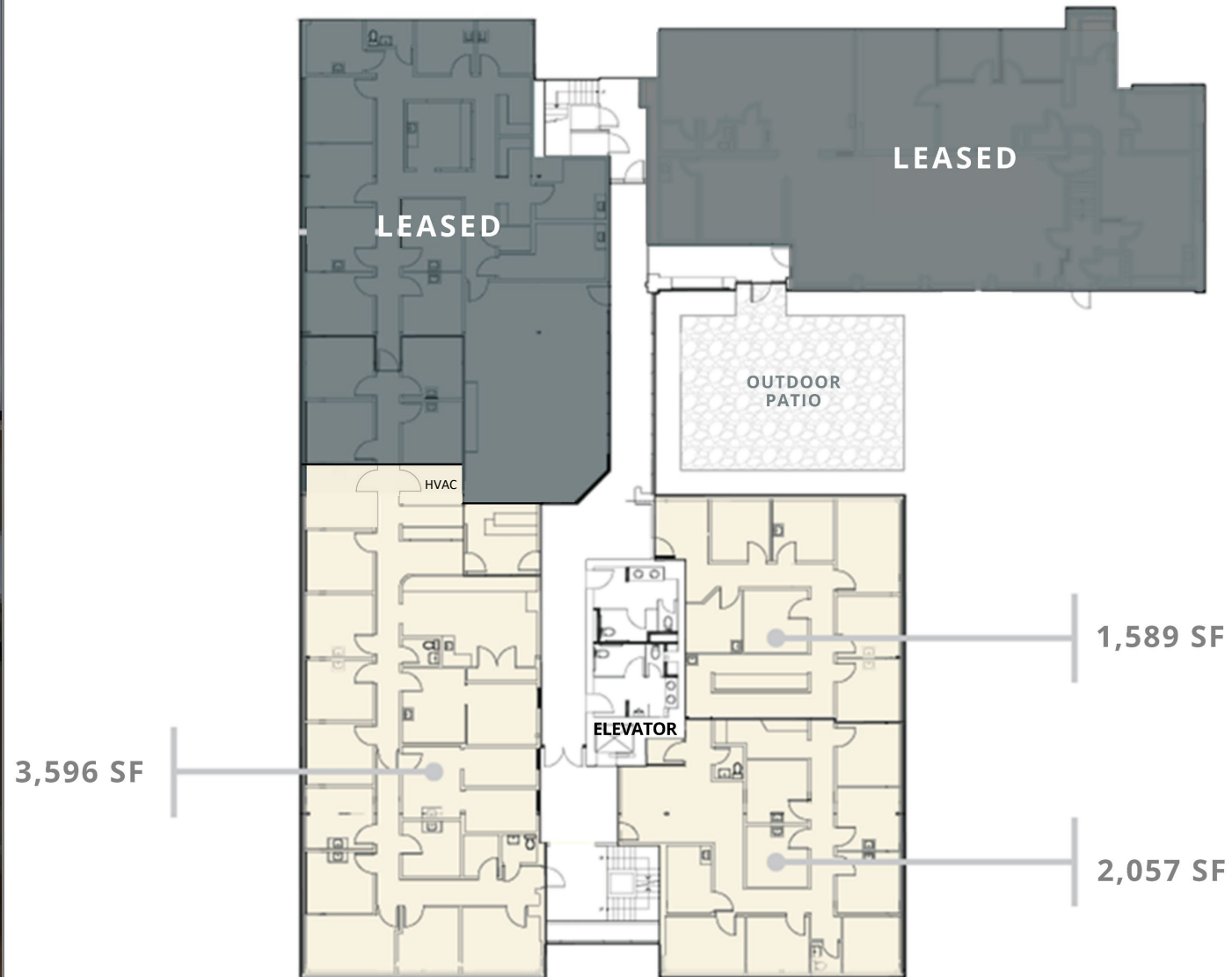
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SPACE FEATURES:

- Spaces can be Combined or Divided to Your Ideal Square Footage
- Plumbing Infrastructure In-Place
- Private Bathrooms
- Can Build Out Space to Exact Needs
- Heating/Cooling: Rooftop HVAC Units
- Electricity: Separately Metered
- Internet: Xfinity and Town of Concord Municipal Internet Service

SECOND FLOOR

Up to 11,527 SF AVAILABLE



WITHIN 10 MINUTES

50+
RESTAURANTS

3
TRAIN STATIONS

4
HOTELS

15
COFFEE SHOPS

4
HOSPITALS



West Concord Center



86
BAKER AVE



8 Miles West



8 Miles East

A FEW LOCAL AMENITIES

DINE

- Papa Razzi
- Karma
- Dunkin Donuts
- Nashoba Brook Bakery

AMENITIES

- The Thoreau Club
- X-Golf Acton
- Walden Pond
- OrangeTheory

SHOP

- Trader Joe's
- Concord Outfitters
- Acton Woods Plaza



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