

COMPASS



271 LINCOLN STREET, SUITE 12

Welcome to your future office!

This prime location is in a community-oriented environment with owner-occupied spaces.

Suite 12 is a 2nd-floor suite featuring a private entrance.

With approximately 1,020 square feet of customizable space, this suite includes 2 offices-one is easily adaptable as a conference room, plus an open area, bathroom, storage closet, skylights, and a kitchenette. The kitchenette is designed for convenience with cabinets, a sink, a dishwasher, and a microwave.

Type: Lease

Lease Term: 12 months or longer

Year Built: 1979

Square Footage: 1,020 approximately

Level: Second Floor

County: Middlesex County

Reach out to learn more about this great space and location, and see the possibilities for your business.



Stay connected with Verizon high-speed internet - 1 GIG, and enjoy the benefits of energy-efficient LED lighting throughout.

Enjoy convenience of on-site common parking and easy access to major routes, including Route 128 (just 0.6 miles away), Routes 2, 3, and 20.

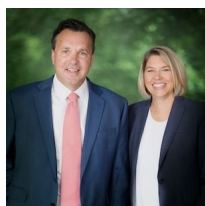
The location provides quick access to Hanscom Air Force Base, nearby Lincoln Street and Marrett Road MBTA stop, Lexington Center, and more.

This office suite presents a great opportunity to establish your business in a highly desirable location. Discover the potential and make this space yours.

A few local points of interest:

- The Old Reservoir: Located at 501 Marrett Road, this freshwater pond has a sandy beach and offers swimming, fishing, and picnic tables.
- Lexington boasts 26 conservation areas with more than 50 miles of trails. Discover more at <https://www.lexingtonma.gov/231/Trails>.
- Downtown Lexington is approximately 1.6 miles away.
- Wilson's Farm is a local place offering fresh produce, baked goods, flowers and more along with seasonal events and activities.

REACH OUT TO EXPLORE THIS GREAT SPACE, LOCATION,
AND THE POSSIBILITIES FOR YOUR BUSINESS.



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Scan here for additional photos
and floor plans.

Floor plans and measurements are approximate and for marketing purposes only. Room sizes and square footage are approximate. Actual may vary. Refer to MLS for additional details.



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