

STAND ALONE BUILDING with PARKING

Lease Availability

59 Walden Street, Concord, MA



**4,451 square feet in Downtown Historic Concord Center
(May subdivide to approximately 2,300 square feet)**

For additional information or to schedule a tour please contact:

Travis J. Snell

tsnell@concordpropertymanagement.com

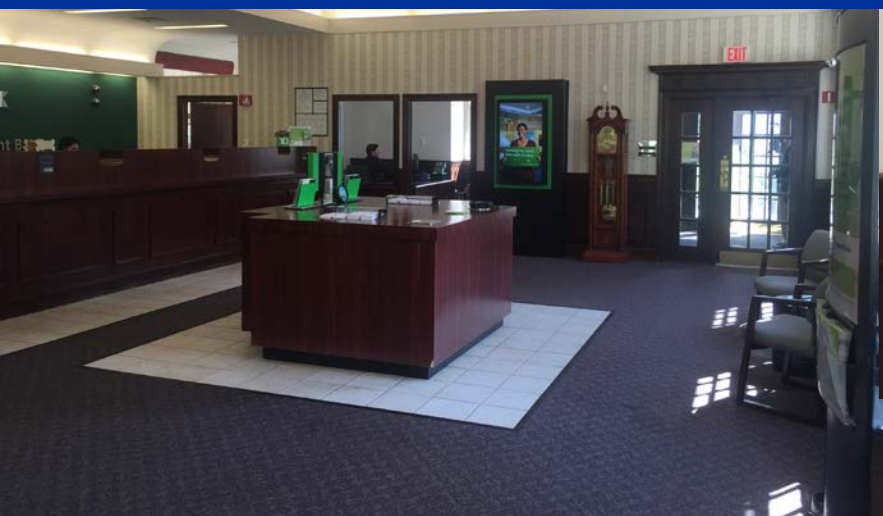
978-369-6600

CONCORD PROPERTY MANAGEMENT

One Main Street, Concord, MA 01742

59 Walden Street, Concord

- Located in the downtown of one of Boston's most affluent suburbs
- \$170,902 average household income
- 23 Parking Spaces (5.1 per 1,000 square feet)
- Immediate identity; entire building with **BUILDING SIGNAGE** available
- HVAC system installed in 2013
- Limited lease availabilities within the Historic Center



Leasing Information:

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59 Walden Street, Concord

Conveniently located in Downtown historic Concord Center



Leasing Information:

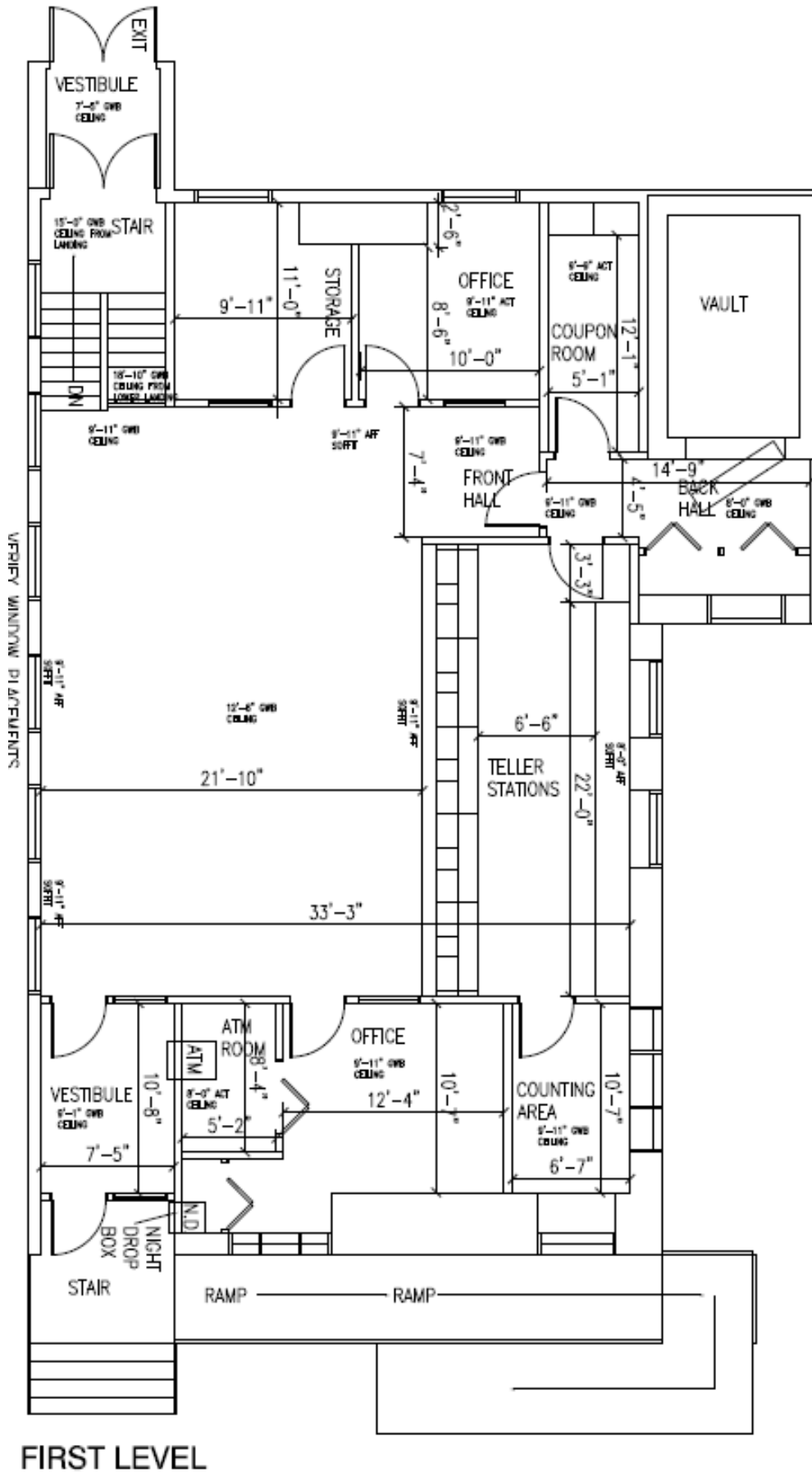
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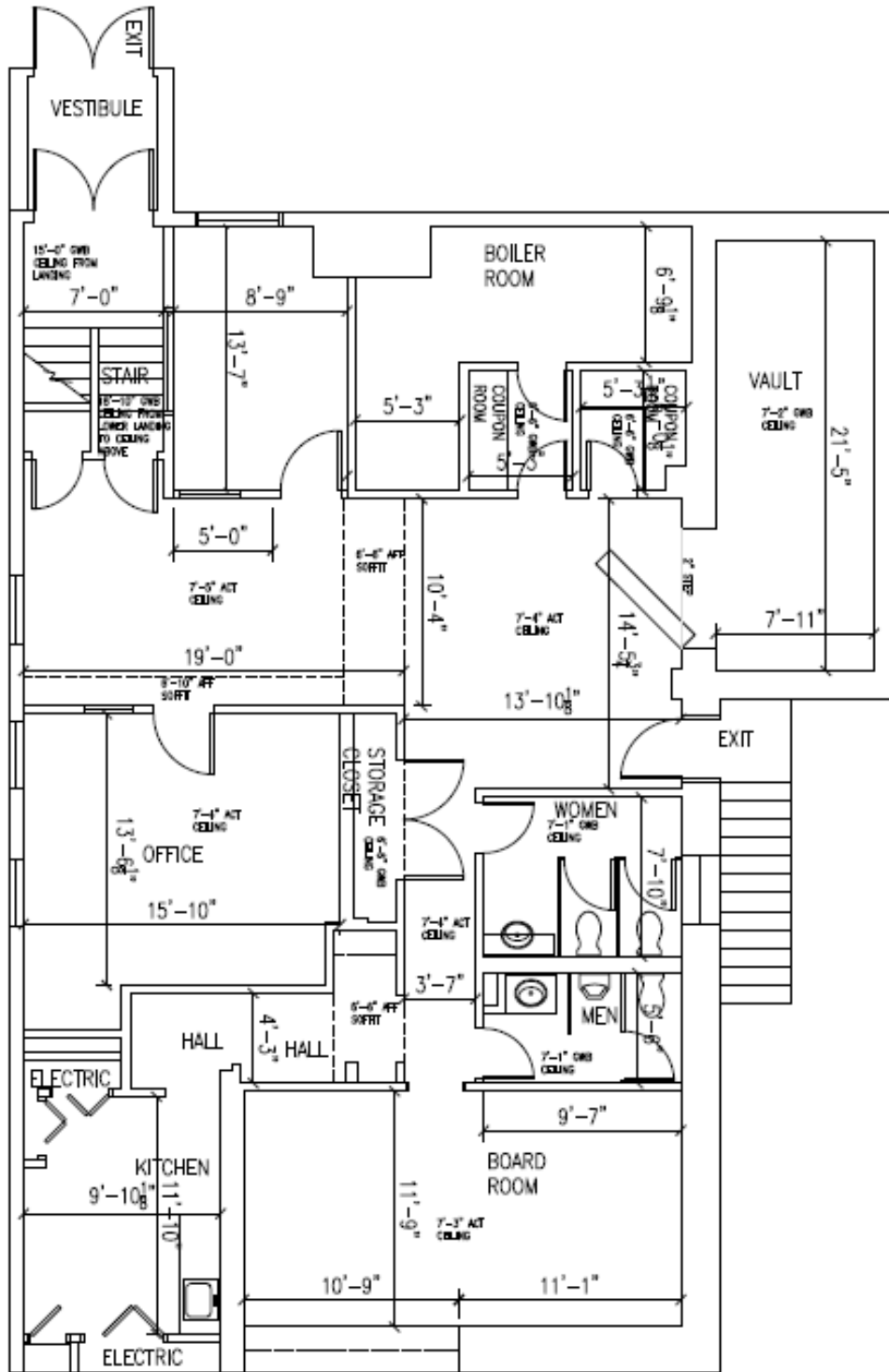
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59 Walden Street, Concord



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LOWER LEVEL

59 Walden Street, Concord

Zoning District: LB-2

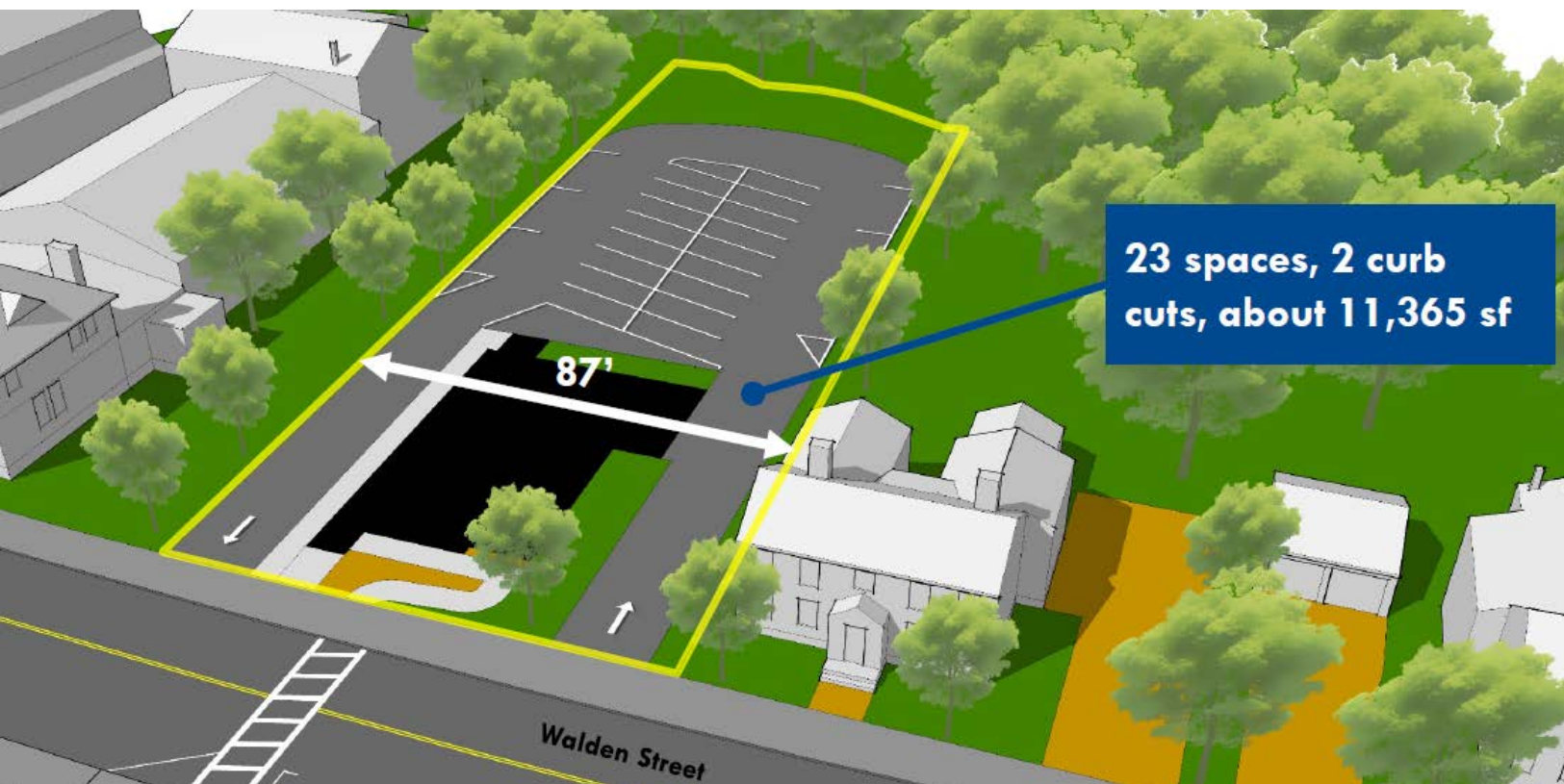
- Allowed uses include:
- Financial and business office
- Professional office (doctor, lawyer, accountant, architect, real estate broker or similar professionals)
- Educational use, child care facility
- Combined business/residence

Year Built: 1948

Construction: Brick exterior with wood frame interior

Property Size: 0.44 acres

Floodplain: 100-year floodplain



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