



150 BAKER AVENUE

CONCORD, MA

SUITES AVAILABLE FOR LEASE

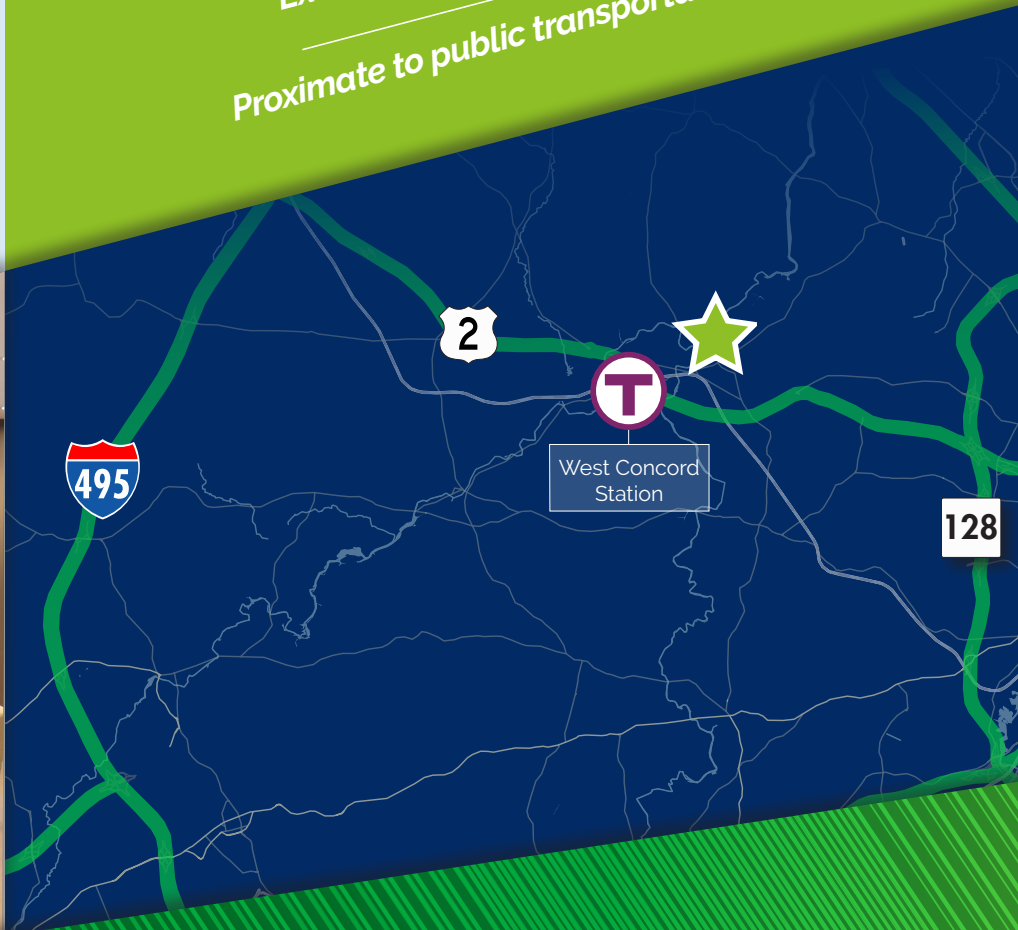


**150 BAKER IS A
76,000 SF, 3-STORY
BUILDING IN
CONCORD MA,**

with tremendous visibility on Route 2. The property boasts recent renovations which include upgraded finishes and an on-site fitness center, as well as strong window lines. Located just minutes from Route 128 and Interstate 495 and within one mile of the West Concord commuter rail, the property offers tremendous convenience no matter what the commute.

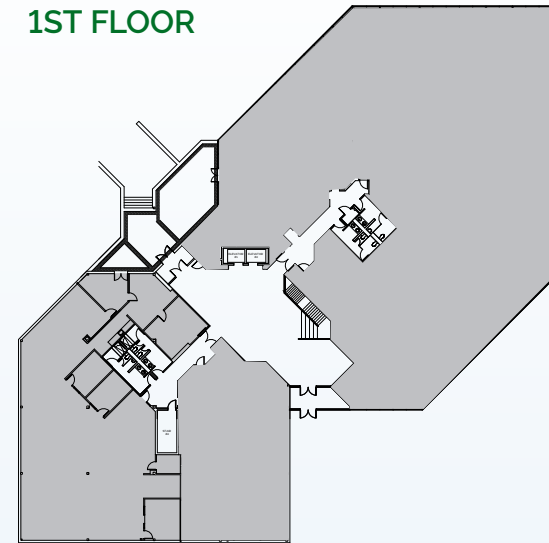


New iWave air-purification system installed
New energy efficient LED lighting installed throughout building
Exterior hardscape and interior common area upgrades
On-site fitness center
3-story atrium
Ability to sub-divide
Excellent visibility on Route 2
Proximate to public transportation

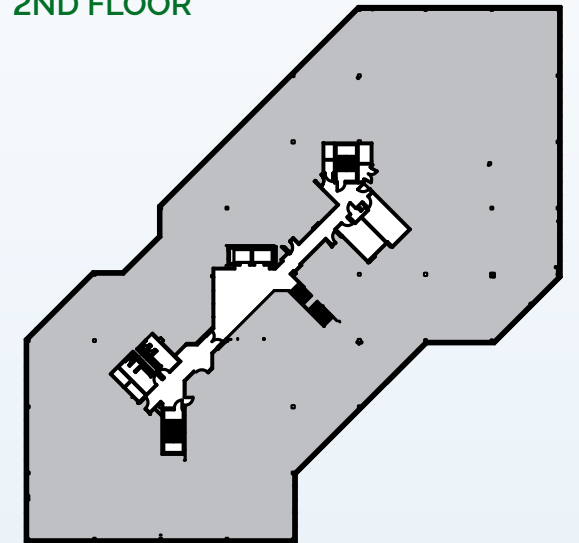


FLOOR PLANS

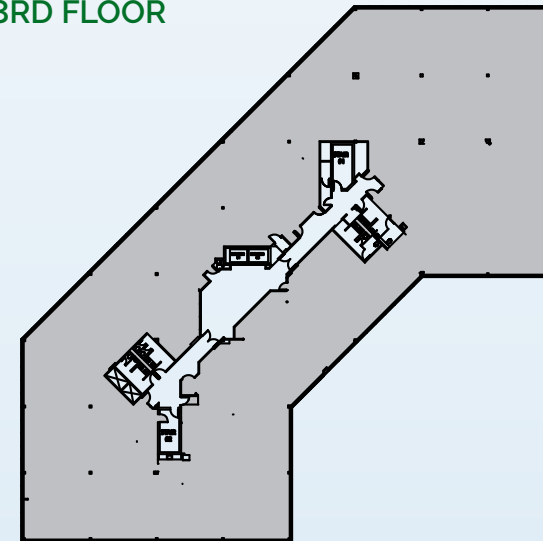
1ST FLOOR



2ND FLOOR



3RD FLOOR



BUILDING SPECIFICATIONS:

Building Size	76,000 SF
Year Built	1980, recently renovated 2018
Floors	Three
Parking	3.4/1,000 SF
Amenities	Fitness Center
Connectivity	Verizon Fios Comcast copper and fiber
Loading	Exterior dock height loading
Recent Upgrades	<ul style="list-style-type: none">• Installation of the iWave Air Purification System• Exterior Hardscape Improvements• Energy Savings Upgrade through LED retrofit of building lighting



FOR MORE INFORMATION, PLEASE CONTACT:

JAMEY LIPSCOMB

+ 1 617 531 4109

James.Lipscomb@am.jll.com

JASON FIVEK

+ 1 617 531 4145

Jason.Fivek@am.jll.com

SAM CROSSAN

+ 1 617 316 6496

Sam.Crossan@am.jll.com

