

63 GREAT ROAD

MAYNARD, MA 01754

MILL POND SQUARE WAS FORMERLY THE TROLLEY HOUSE FOR DOWNTOWN MAYNARD, A FULL RENOVATION WAS COMPLETED IN 2008.

BRICK AND BEAM SPACE UP TO 5,152 SF OFFICE OR FLEX



AT THE JUNCTION OF ROUTES 117 AND 62, THIS URBAN BOUTIQUE BUILDING IS MINUTES FROM ROUTES 128, 495 AND 2.

OFFICE SUITES AVAILABLE: 1,600 SF, 1,797 SF, 3,408 SF AND 1,744 SF.

**KEITH GURTLER
SENIOR CONSULTANT**

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- TYPE: 2 STORY OFFICE/ R & D BUILDING
- YEAR BUILT: 1902, RENOVATED 1985, UPGRADED 2008
- ZONING: INDUSTRIAL
- CONSTRUCTION: BRICK
- ROOF: RUBBER MEMBRANE
- CEILING: 14' HIGH BAY DROP CEILINGS
- HVAC: ROOFTOP UNITES, SPLIT UNITS, SPLIT DUCTLESS UNITS
- FLOOR: VCT FLOORING
- FIRE SUPPRESSION: WET SPRINKLER SYSTEM
- UTILITIES: PHONE, DATA: VERIZON, COMCAST
- GAS: NSTAR (SEPARATELY METERED)
- WATER: MUNICIPAL
- SEWER: MUNICIPAL
- POWER: 1200 AMP, 3 PHASE, 208/110 V 400 AMP KOHLER BACK UP GENERATOR

FOR LEASE

FIRST FLOOR:

SUITE 106 / 1,600 SF
 SUITE 109 / 1,797 SF

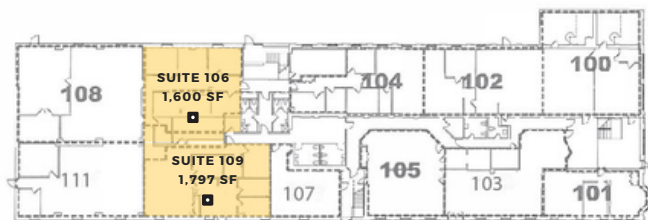
SECOND FLOOR:

SUITE 204 / 3,408 SF
 SUITE 205 / 1,744 SF
 CONTIGUOUS SPACE OF 5,152 SF

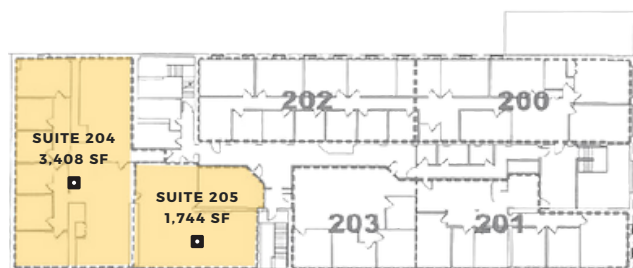


PROPERTY HIGHLIGHTS

MILL POND SQUARE OFFERS HIGH-TECH TENANTS A CAMBRIDGE FEEL WITH THE CONVENIENCE OF A SUBURBAN LOCATION. BOASTING SPACIOUS LOBBIES, BRICK AND BEAM CONSTRUCTION AND A MULTITUDE OF LOCAL AMENITIES, THE BUILDING HAS A UNIQUE HIGH-END CHARACTER AND IMAGE RARELY FOUND. JUST A FEW MINUTES WALK FROM MAYNARD CENTER, WHERE YOU'LL FIND CAFES, RESTAURANTS, AND BUSINESS SERVICES. WHETHER YOU ARE A SMALL EMERGING BUSINESS OR A STATE-OF-THE-ART LABORATORY, MILL POND SQUARE WILL FIT YOUR NEEDS WITH A VARIETY OF TURN-KEY BUSINESS SOLUTIONS.



FIRST FLOOR



SECOND FLOOR

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