

# 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**

978.346.3098  
keith@obriencommercial.com

- 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

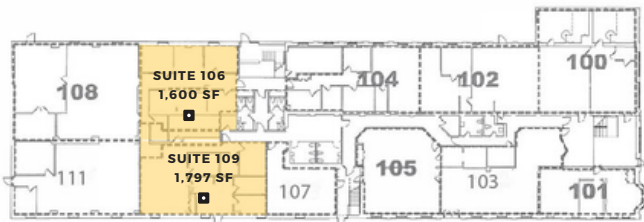
SUITE 205 / 1,744 SF

CONTIGUOUS SPACE OF 5,152 SF

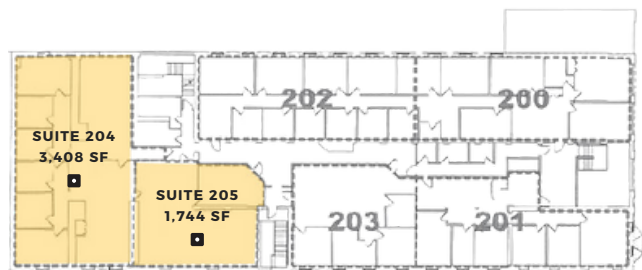


## PROPERTY HIGHLIGHTS

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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