

**Listing Agent:** Edward Carbone**Contact Info:** Office 781-935-5444

Fax 781-935-7251

**email:** [Edward@CarboneRE.com](mailto:Edward@CarboneRE.com)

## 4,800 to 10,000± sq. ft. Office Space For Lease

58 Concord Street, North Reading, MA

58 Concord Street is a stand alone two story brick office building with outside storage and on-site parking. The property has easy access to Route 93 off exit 39 the Concord Street Exit in Wilmington, MA.

**First Floor:** 16 rooms, 4,800sf office space plus attached storage shed. There is a reception area, a 12 person conference room, eat-in kitchen, 1 full bath with shower, 2 restrooms, 7 private offices, accounting area, mail room, storage room and utility room.

**Second Floor:** 24 rooms, 4,800sf office space. There are 19 private windowed offices, 4 support areas, 2 restrooms, and an 8 person conference room.

**Renovated:** The office space was renovated in 2000.

**Parking:** There are approx. 37 parking spaces plus fenced in outside storage area.

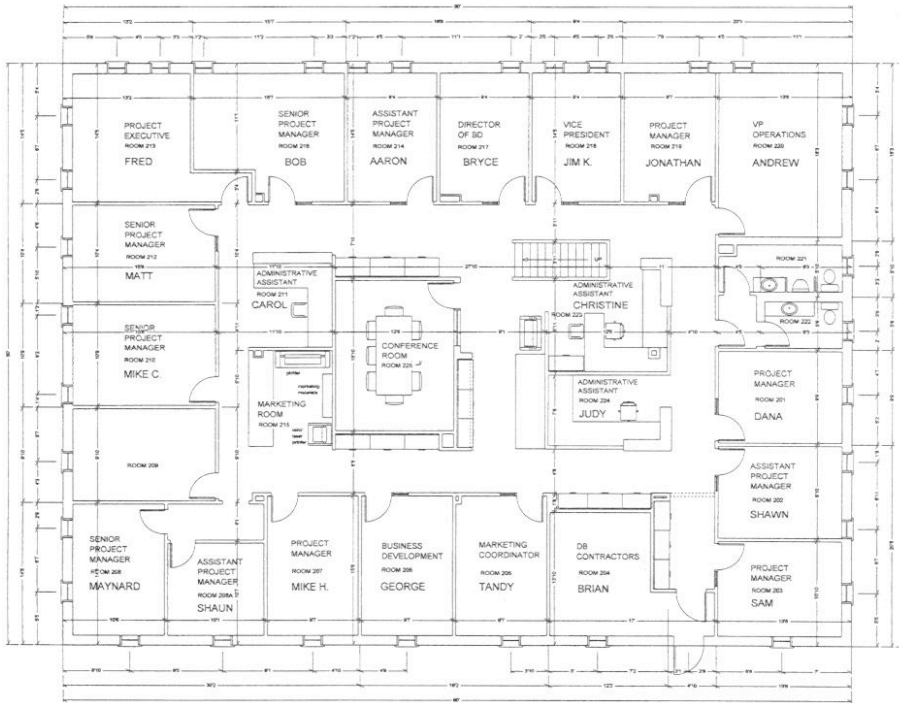
**Utilities:** 400 amp-3 phase power, Town water, on-site septic, gas heat, and 95% A/C.

**Rate: \$9.00/sq. ft. NNN** (real estate taxes are less than \$1.00/sf)

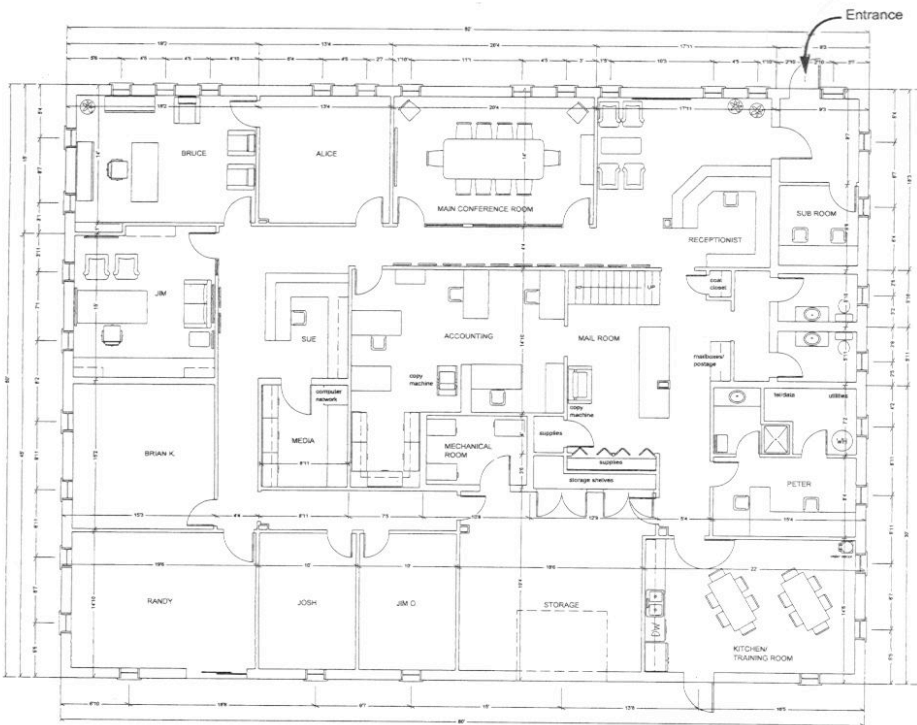
**CARBONE COMMERCIAL REAL ESTATE, INC.,** 5 Campbell Street, Woburn, MA 01801

[www.CarboneRE.com](http://www.CarboneRE.com)

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Carbone Commercial Real Estate, Inc. is the agent of the Lessor.



SECOND FLOOR



FIRST FLOOR