



**FOR  
LEASE**

**2352 MAIN STREET  
CONCORD, MA  
FIRST CLASS OFFICE SUITE  
AVAILABLE FOR LEASE**

**2352 Main Street** is situated on six acres of landscaped woods and pond with 360 degrees of convenient parking. Concord Office Center is a beautiful first class office building in a campus like setting. Inside the building, a dramatic three story atrium and centralized staircase welcomes you into a beautiful corporate environment on the banks of the Assabet River. The property is a short walk to many amenities such as, Dunkin' Donuts, Papa Ginos, The Thoreau Tennis & Fitness Club, Stop and Shop Supermarket, and many more essential businesses close by. Concord Office Center is conveniently located just off Route 62 with close proximity to Route 65, Route 2, and I-495.



**EXCLUSIVE LISTING AGENT:  
O'BRIEN COMMERCIAL PROPERTIES, INC.**



**336 Baker Avenue | Concord, MA**



**978-369-5500**



**[www.obrienncommercial.com](http://www.obrienncommercial.com)**

# 2352 MAIN STREET, CONCORD

## >> SPECIFICATIONS

<b>Year Built:</b>	1988
<b>Renovated:</b>	2017
<b>Total Size:</b>	44,286 SF
<b>Land:</b>	6 Acres
<b>Type:</b>	Office Building
<b>Stories:</b>	Three (3)
<b>Parking:</b>	190 Spaces
<b>Zoning:</b>	Business
<b>Construction:</b>	Steel & Brick w/Ribbon Glassline
<b>Roof:</b>	Rubber Membrane
<b>Fire Suppression:</b>	Wet System
<b>Utilities:</b>	Town Water, Septic
<b>Elevators:</b>	One (1)
<b>Lavatories:</b>	Two (2) on each floor
<b>Lighting:</b>	All new LED's throughout building
<b>HVAC:</b>	State-of-the-art air-to-air
<b>Internet:</b>	Verizon FIOS; Comcast
<b>Security:</b>	Wired for card access system, closed circuit and TV hookup

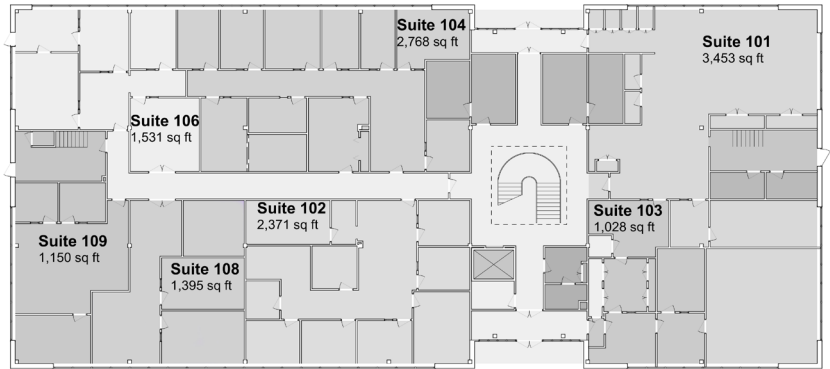
### FEATURED HIGHLIGHTS

- New fitness room with breakroom
- New EV Charging Station - For two (2) cars

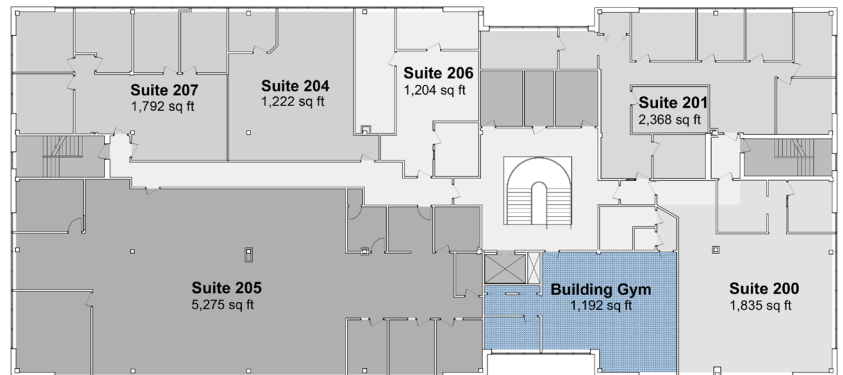


## >> FLOOR PLANS

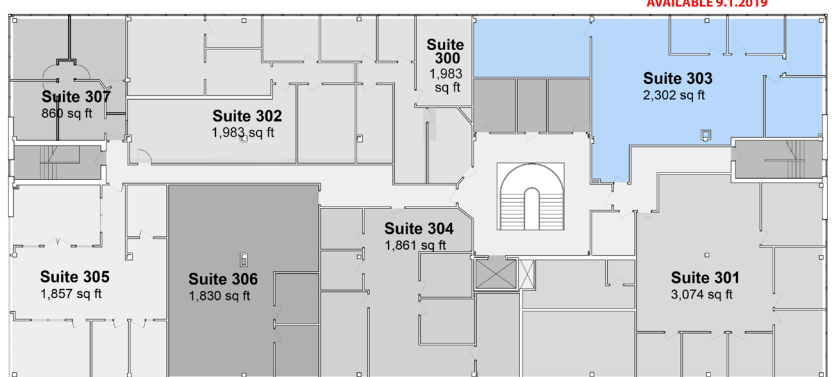
### First Floor Plan



### Second Floor Plan



### Third Floor Plan



TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.

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