

AVISON  
YOUNG



# 200 BAKER

200 BAKER AVENUE | CONCORD, MA

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**1,043 - 5,098 SF AVAILABLE**

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## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	52,281 SF
<b>SIZE</b>	Suite 210: 5,098 SF Suite 217: 1,617 SF* Suite 301: 1,398 SF Suite 302: 1,043 SF
<b>AVAILABILITY</b>	Immediately
<b>BUILT</b>	1980
<b>TAXES</b>	\$1.67/SF (2018)
<b>PARKING</b>	Abundant, 3.83/1,000 SF
<b>PROPERTY MANAGEMENT</b>	Professionally managed by Eastport Real Estate Services
<b>AMENITIES</b>	On-site building ownership. Several nearby restaurants, retail and new Marriott Residence Inn. Walking distance to West Concord MBTA Commuter Rail Station. Papa Razzi and a full-service cafeteria located across the street.
<b>RECENT BUILDING IMPROVEMENTS</b>	<ul style="list-style-type: none"><li>• Total new lobby and all new parking lots</li><li>• New septic system accommodates medical use</li></ul>
<b>HIGHLIGHTS</b>	Free VIOP phone system & six months free voice service

## ABOUT THE PROPERTY

On behalf of our client, Avison Young is pleased to present lease opportunities on the upper levels of 200 Baker Avenue in Concord, MA. 200 Baker Avenue is located in the heart of Suburban Boston's high technology corridor. This property was recently purchased by New Horizon Communications, its headquarters is in the building.

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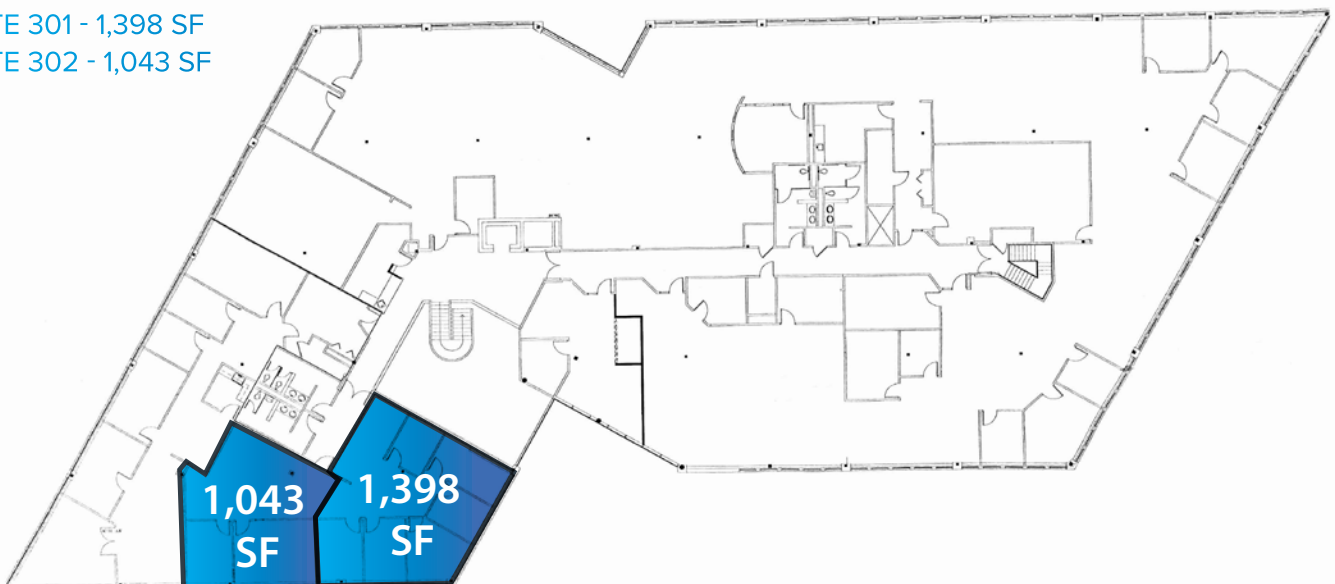
## 2nd FLOOR

Suite 210 | 5,098 SF  
Suite 217 | 1,617 SF\*



## 3rd FLOOR

SUITE 301 - 1,398 SF  
SUITE 302 - 1,043 SF





200  
BAKER



200  
BAKER

PAPA • RAZZI  
TRATTORIA • BAR

Residence  
Inn  
Marriott

NASHOBA BROOK  
BAKERY

Woods Hill  
Table

WEST CONCORD STATION

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DONUTS

Ninety  
Nine

62

2

TD

MANAGED BY:

EASTPORT  
REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE CONTACT:

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