

70 Milton Street



**For
Sale**

Fully renovated +/-17,500 square foot commercial building in Dedham, MA



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Castles
COMMERCIAL

Executive Summary

70 Milton Street is a +/-17,500 square foot office/loft building that was completely renovated in 2018. Updates include all base building systems as well as extensive aesthetic improvements. The property enjoys outstanding water views of Mother Brook and the surrounding landscape. There is unrestricted free parking along Milton Street in addition to the rear parking lot.

The building is 85% occupied, with two tenants that are freshly into their initial five year lease terms. The remaining +/-2,550 sf vacant unit has a lease pending, which would bring the occupancy to 100%. This property represents an excellent opportunity to own a fully updated asset in a supply-constrained submarket with high occupancy rates across commercial sectors.

Complete interior and exterior renovation including:

- New lobby
- Updated electrical, plumbing, heating & sprinkler
- Fully renovated exterior and interior spaces
- New bathrooms
- New handicap lift
- New landscaping, sidewalks and exterior lighting
- New Signage
- Newly painted and waterproofed exterior
- New soffit and gutter systems
- Refinished hardwood and polished concrete floors
- Fully built-out Adult Day Health facility

