



Office For Sale
15 Simms Court
Newton MA 02465



Modern single family / office with mixed use zoning (BU2) for business and / or residential needs. The property boasts a finished basement with one bedroom or used as two offices with large storage closet and bathroom. The main floor consist of reception area, conference room, office, laundry room, galley kitchen and half bathroom. The upper floor can be used for three offices or three bedrooms, copy center or walk in closet, full bathroom with multiple skylights throughout for full natural light. The

upper floor also boasts atrium doors off largest office to a tree lined deck and patio for outdoor meetings and entertainment.

Located in vibrant West Newton on route 16, close to restaurants, retail shops, banks, police station, fitness center, West Newton Cinema , fine dining and more. Just a minute away from Mass Pike East entrance and approximately 2 miles to rte 128, Mass Pike West and connecting routes.

Property Specifics

Price	\$799,000	Commission Split	2%
Building Size	1,638 SF	No. Stories	2
Price/SF	\$487.79	Building Class	C
Property Type	Office Building Office-R&D Office Condo	Lot Size	4,000 SF

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