

**20 Pondmeadow Drive | Reading**  
**For Lease**

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE



**30,000 SF Medical Office Building**

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## **30,000 SF Medical Office Building**

20 Pondmeadow Drive is a 30,000 SF medical office building located less than a quarter of a mile from I-95. The building features abundant parking and handicapped accessibility. It is currently home to Fertility Centers of New England and Lahey Health.

- 3,944 SF available on the 2nd floor, will divide
- Currently built out for a dental practice with 8 dental chairs and equipment
- Full signage in two locations: One Walker's Brook Drive and Pondmeadow Drive
- \$15.00/SF in tenant improvement allowance for a 5-year commitment

**Lease Rate: \$25.00/SF gross, net tenant electric**



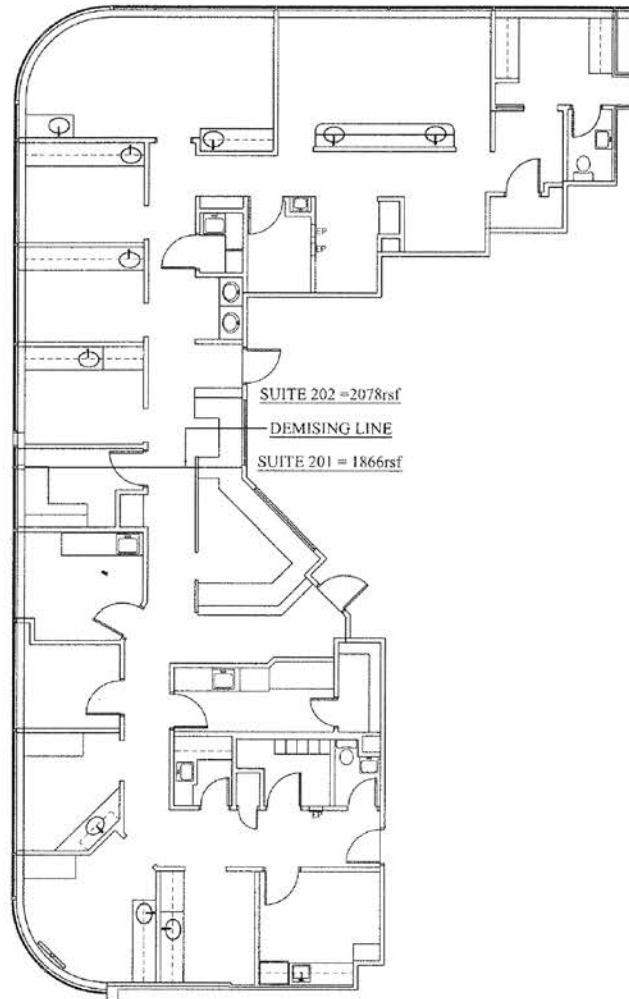
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## Floor Plan

2nd floor, 3,944 SF (will divide)



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