

**FOR SALE
OR LEASE**



Medical Office Condo • 1,560 SF

1180 Beacon Street, **Unit 4A** Brookline, MA

WALKER'S PARADISE

Daily errands do not
require a car.

Walk Score

90

EXCELLENT TRANSIT

Transit is convenient for
most trips.

Transit Score

71

Tom Godino
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GODINO
& COMPANY, INC.



1180 Beacon Street, Unit 4A Brookline, MA

1180 Beacon Street, Unit 4A is a Turn-Key for medical office which is offered for Sale or Lease. This unit is located in a landmark medical building perfectly situated between the Longwood Medical Area and Coolidge Corner, with easy access to downtown Boston.

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PROPERTY HIGHLIGHTS

Address	1180 Beacon Street, Unit 4A
Property Type	Turn-Key Medical Office - Landmark Medical Building
Parking	3 unassigned spaces and ample metered parking on Beacon & Powell Street
MBTA	MBTA Green Line (C)
ADA	ADA Accessible
Floors	8
Elevators	2, One of which is ADA compliant
Suite #4A	1,560 SF
Features	Formerly occupied by an orthopedic office Excellent revenue potential & high traffic visibility Office include: Reception / waiting area, private office with sinks, ADA bathroom on ground floor fully sprinklered Updated mechanicals (new boiler in 2010), HVAC is a water loop system (included in condo fee)
Condo Fees	\$991.00
FY22 Real Estate Taxes	\$13,518
FY21 Assessed Value	\$845,400

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