

**FOR SALE/LEASE**



## Medical Office Condo • 2,105 SF

1180 Beacon Street, **Unit 2C** 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**  
617-965-4200 x1  
tgodinosr@godinoco.com  
www.godinoco.com

**Susan Ellis**  
617-965-4200 x1  
sgodino-ellis@godinoco.com  
www.godinoco.com

**GODINO**  
& COMPANY, INC.





## 1180 Beacon Street, Unit 2C, Brookline, MA

1180 Beacon Street, Unit 2C is 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.

**Tom Godino**  
617-965-4200 x1  
tgodinosr@godinoco.com  
www.godinoco.com

**Susan Ellis**  
617-965-4200 x1  
sgodino-ellis@godinoco.com  
www.godinoco.com

**GODINO**  
& COMPANY, INC.



## PROPERTY HIGHLIGHTS

Address	<b>1180 Beacon Street, Unit 2C</b>
Property Type	Medical or Professional Office - Landmark Medical Building
Parking	4 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 #2C	2,105 SF
Features	<p>Formerly occupied by an OBGYN practice Potential uses: Ideal for a buyer doing anything remotely medical, billing, supplies, call center, and various fitness uses, including pilates, yoga, and meditation. Excellent revenue potential 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)</p>
Condo Fees	\$1,337.00
FY23 Real Estate Taxes	\$16,648,740
FY23 Assessed Value	\$1,027,700

**1180 Beacon Street, Unit 2C, Brookline, MA**

**Tom Godino**  
617-965-4200 x1  
tgodinosr@godinoco.com  
www.godinoco.com

**Susan Ellis**  
617-965-4200 x1  
sgodino-ellis@godinoco.com  
www.godinoco.com

**GODINO**  
& COMPANY, INC.