

1180 Beacon Street

UNITS 5A & 5B



BROOKLINE, MA

FOR SALE

ADJACENT MEDICAL CONDOS



AVAILABILITY

- Combined Area: 3,380 SF
- Unit 5A: 1,560 SF
- Unit 5B: 1,820 SF
- Units may be sold separately

PRESTIGIOUS TENANTS

- Beth Israel Lahey Primary Care
- Brookline Pediatrics, Boston Children's Hospital Primary Care
- Boston Neuro Behavioral Associates
- Smile Boston Cosmetic & Implant Dentistry
- Holtzman Medical Group
- Quest Diagnostics
- Measured Wellness
- Pastor Medical Group

SERVICES

- Primary Care
- Pediatric Medicine
- Dental Specialities
- Psychiatry & Psychotherapy
- Lab
- Dermatology
- Cardiology

GODINO
& COMPANY, INC.

TOM GODINO
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— 1180 BEACON ST. —

UNITS 5A & 5B

**BROOKLINE, MA
02446**

BUILDING / AREA ATTRIBUTES

- Professional Property Management
- Parking: Onsite
- Unit 5A: 3 surface unassigned parking spaces in a private lot directly in the rear of the building
- Unit 5B: 3 surface unassigned parking spaces in a private lot directly in the rear of the building
- Exceptional Public Transportation: Ideally situated with a MBTA Green line (C) stop in front of the Building.
- Nearby is Kent Street Station (Green Line - C), St. Paul Station (Green Line - C, Coolidge Corner Station (Green Line - C) & Longwood Station (Green Line - D)
- Yawkey Commuter Rail (Framingham/Worcester Line) – 15 Minute Walk
- Formerly occupied by internal medicine & cardiology practice groups.
- Office includes: reception/waiting area, three private consultation offices, seven exam rooms with sinks, lab, nurses station, & staff lounge.
- Wet sprinkler system throughout the building.
- Updated mechanicals. HVAC is a water loop system (heat & water included in condo fee)

BUILDING DETAILS:

- Building size: 52,152 sq. ft.
- Number of Floors: 8 Floors with 30 condominiums

CONDO FEES:

- Unit 5A: \$1,205.00
- Unit 5B: \$1,406.00

REAL ESTATE TAXES FY 2024:

- Unit 5A: \$12,233
- Unit 5B: \$13,976



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MEDIAN HOUSEHOLD INCOME

\$82,974

1 Mile

\$94,204

3 Miles

DAYTIME EMPLOYEES

130,784

1 Mile

547,063

3 Miles

POPULATION

74,930

1 Mile

473,034

3 Miles

POPULATION GROWTH '23 - '28

-0.47%

1 Mile

-1.85%

3 Miles

HOUSEHOLDS

31,115

1 Mile

202,453

3 Miles

HOUSEHOLD GROWTH '23 - '28

-0.47%

1 Mile

-2.14%

3 Miles

MEDIAN AGE

32.70

1 Mile

34.50

3 Miles

FLOOR PLAN

*** PLEASE NOTE: NOT TO SCALE**



5A: 1,560 SF
5B: 1,820 SF
Combined Area: 3,380 SF



1180 Beacon Street, Units 5A & 5B are 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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