

# 1180 Beacon Street

UNIT 7D



**BROOKLINE, MA**

## FOR SALE



### AVAILABILITY

- Area: 790 SF
- Ideal office for Psychiatry, Social Workers & Mental Health
- Includes 4 private offices, private bathroom and a waiting area

### 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 Specialties
- Psychiatry & Psychotherapy
- Lab
- Dermatology
- Cardiology

**GODINO**  
& COMPANY, INC.

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**UNIT 7D**

**BROOKLINE, MA  
02446**

## **BUILDING / AREA ATTRIBUTES**

- Professional Property Management
- Parking: On-site
- Unit 7D: 2 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
- Currently occupied by licensed social workers and psychologists
- Office includes: waiting area, four private consultation offices and a private bathroom
- 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 7 D : \$610.00

## **REAL ESTATE TAXES FY 2024:**

- Unit 7D: \$5,958.00



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**1180 Beacon Street, Unit 7D 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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