# 1180 Beacon Street UNIT 7D © BROOKLINE, MA

# FOR SALE



# **AVAILABILITY**

- Area: 790 SF
- Ideal office for Phychiatry, 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 Specialities
- Psychiatry & Psychotherapy
- Lab
- Dermatology
- Cardiology

# GODINO & COMPANY, INC.

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### SUSAN ELLIS

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# -1180 BEACON ST.-

# 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:**

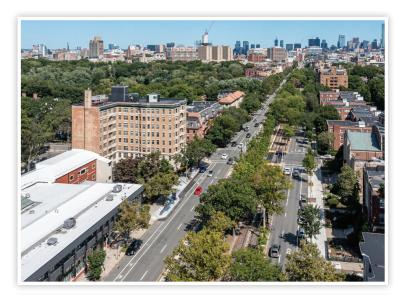
- Building size: 52,152 sq. ft.
- Number of Floors: 8 Floors with 30 condominiums

### **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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