



790 BOSTON RD

BILLERICA, MA

FOR LEASE | 7,479 SF MEDICAL OFFICE SPACE

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7,479 SF Medical Office Space for Lease

PROPERTY HIGHLIGHTS

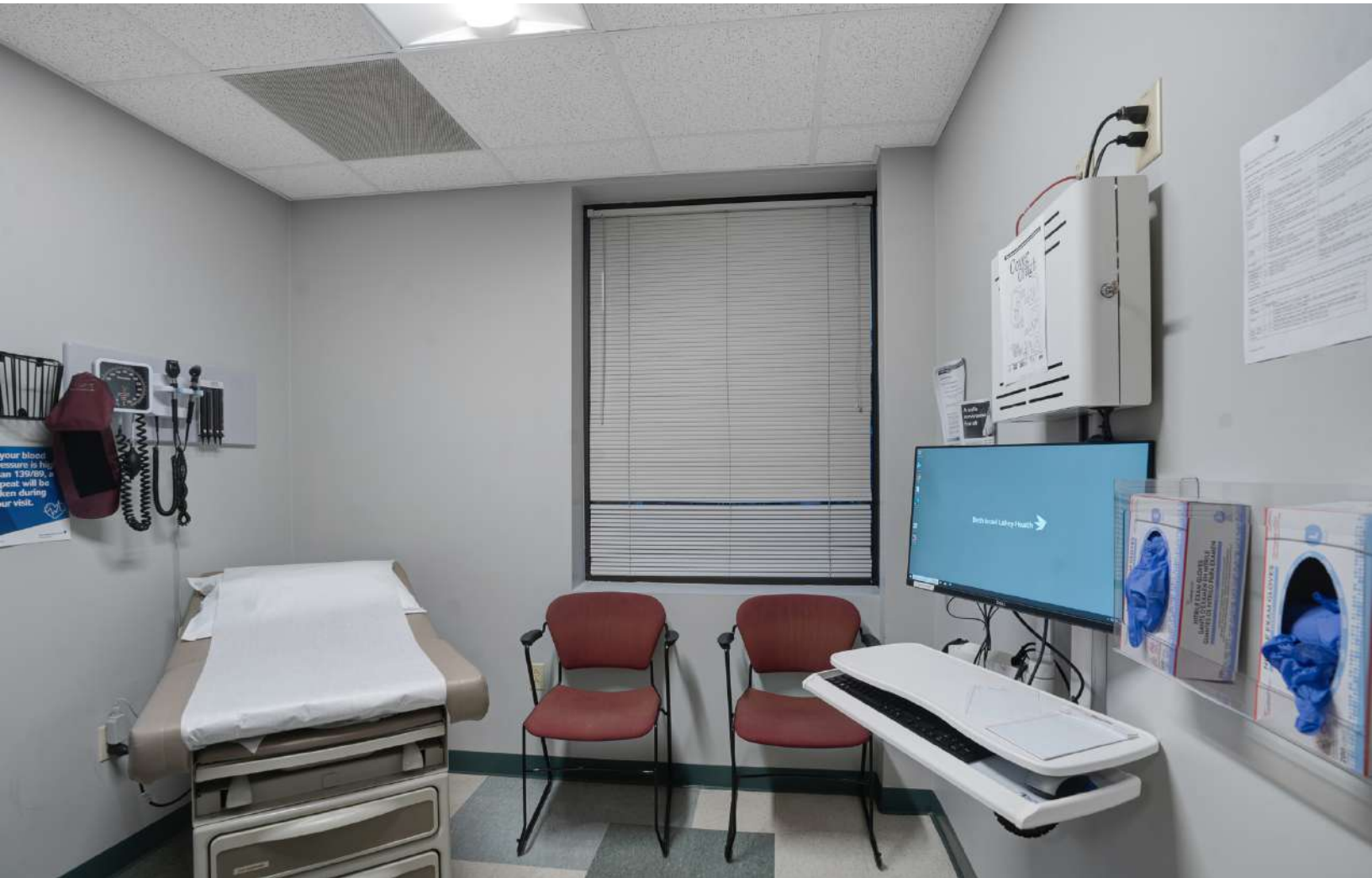
- Strategically located in close proximity to Route 3 and I-95
- Adjacent to numerous amenities
- Locally owned and maintained
- New roof coming in Spring 2024
- Each floor offers private bathrooms and a dedicated reception area

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,652	52,062	245,480
Total Population	55,956	136,492	633,106
Average HH Income	\$141,046	\$137,247	\$138,521

PROPERTY SPECIFICATIONS

Building Size:	10,800 SF
Available SF:	2nd Floor: 3,782 SF 3rd Floor: 3,697 SF
Lot Size:	6,760 SF
Type:	Medical Office
Year Built:	1986
Roof:	Rubber ballasted
Water/Sewer:	Municipal
Electric/Gas:	National Grid
Lighting:	T8 energy efficient
Power:	600 amps, 3-phase
Sprinkler:	Wet System
Parking:	54 free surface
Elevator:	One (1)
Lease Rate:	MARKET

ADDITIONAL PHOTOS



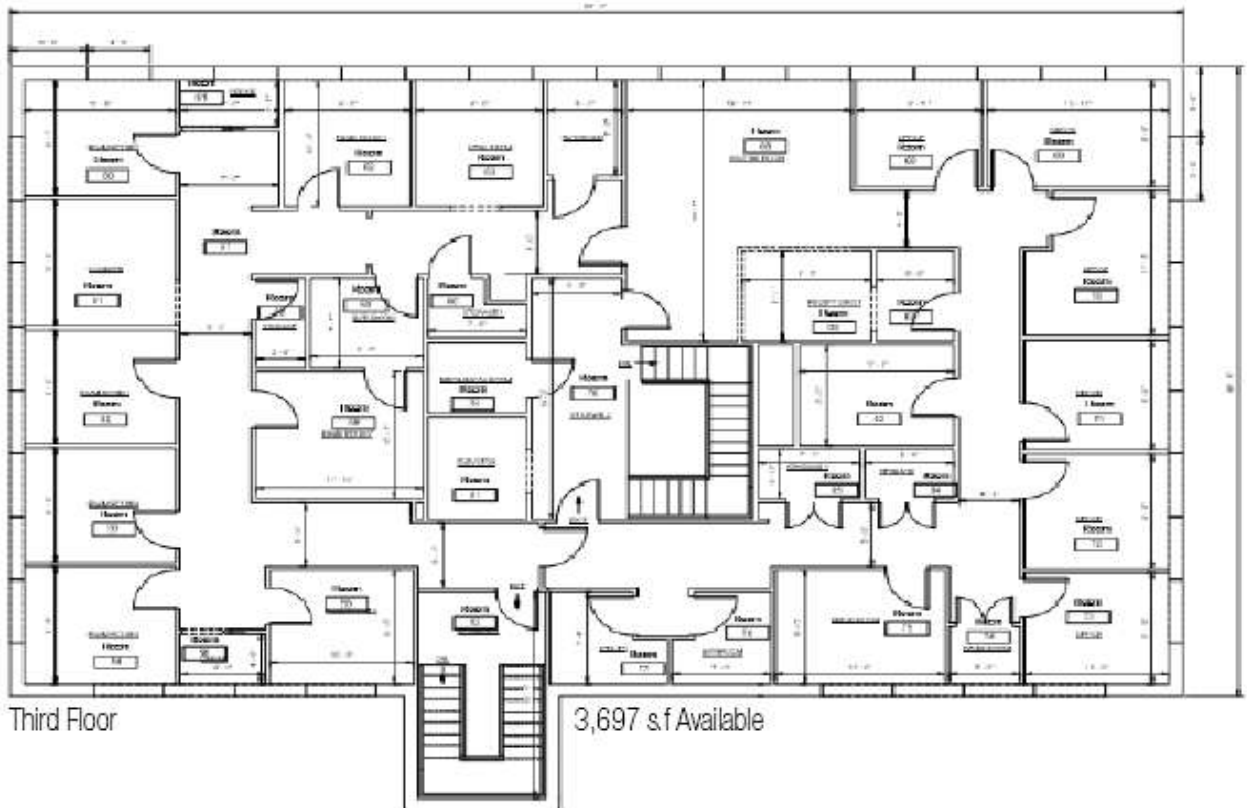
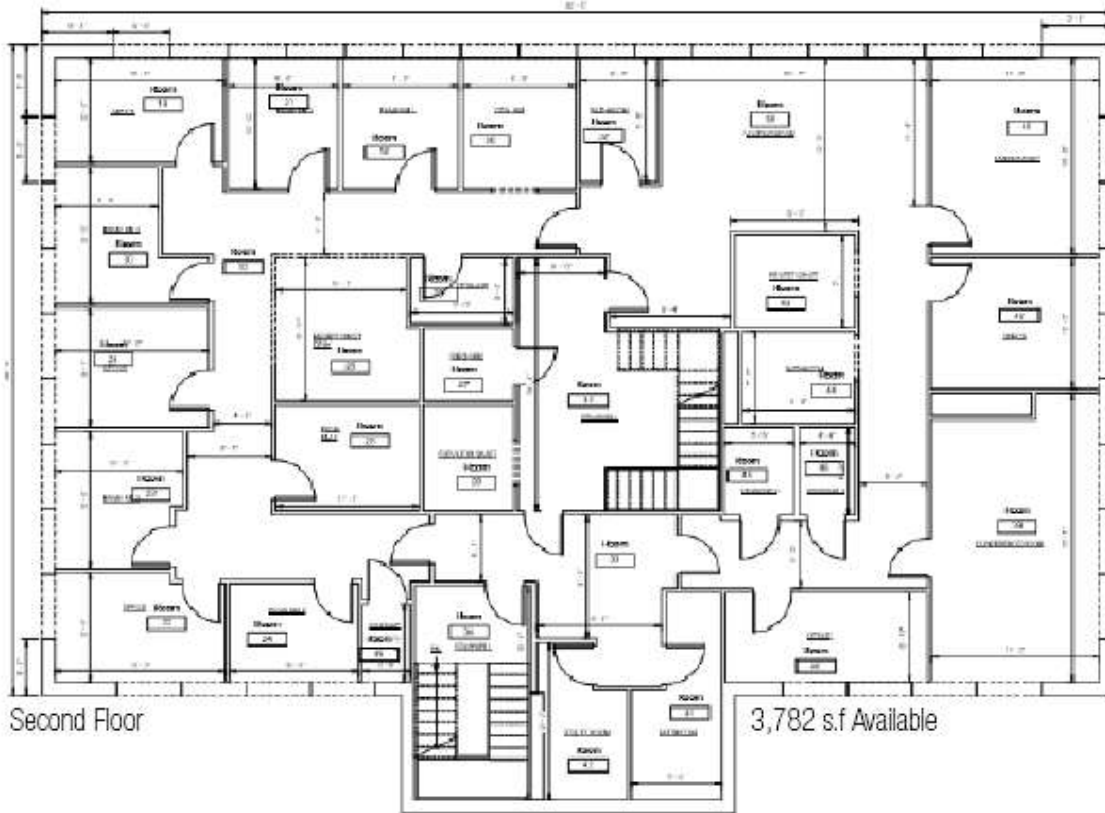
ADDITIONAL PHOTOS



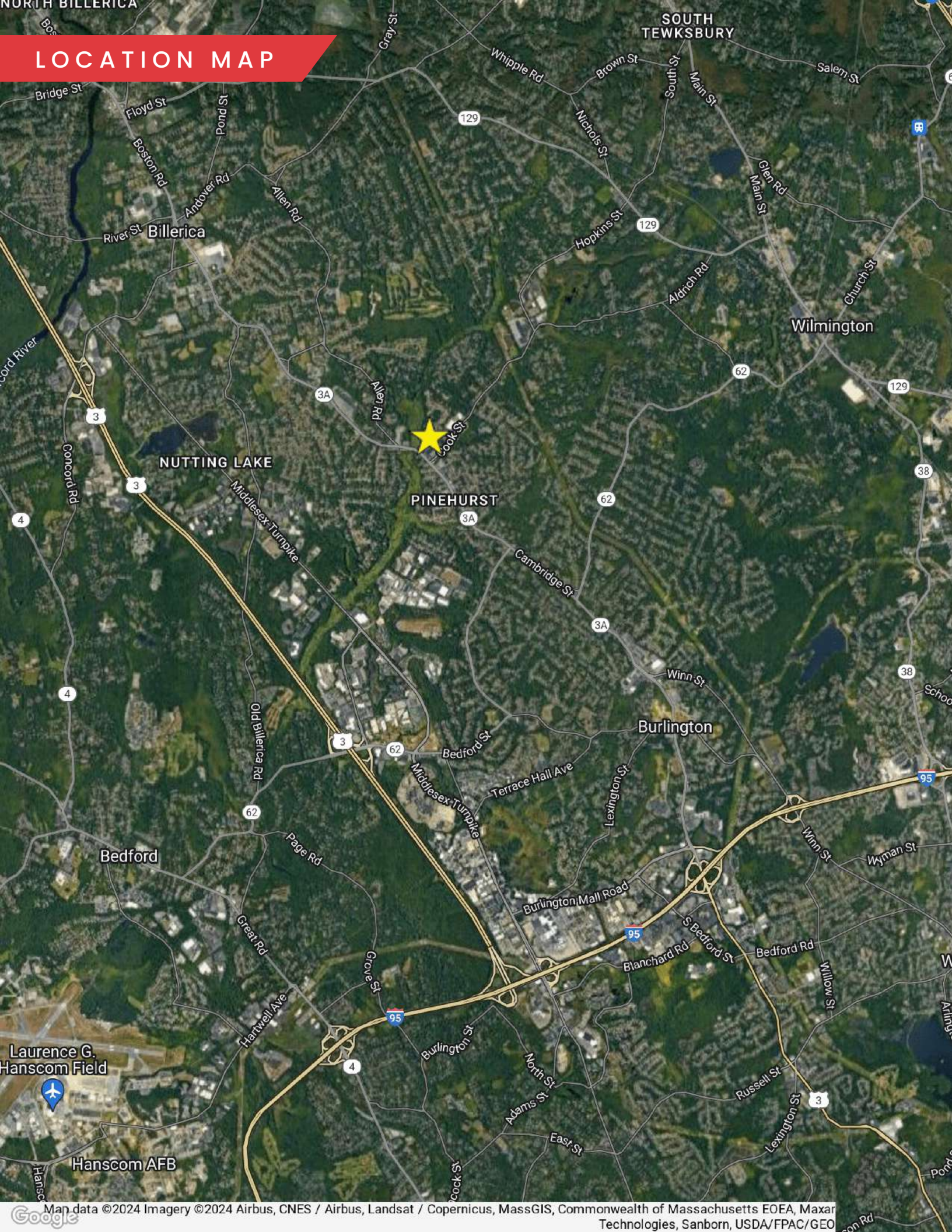
ADDITIONAL PHOTOS



FLOOR PLANS



LOCATION MAP



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