



Details on the property located at
29 Hudson Rd, Sudbury, MA 01776

List Price:
\$15

Laura Meier
Compass
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Weston, MA 02493
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**Prepared by Laura Meier
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978 443-1790 Office
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**MLS # 73471565 - New
Commercial/Industrial - Commercial**

**29 Hudson Rd
Sudbury, MA 01776-1738
Middlesex County**

List Price: **\$15**

Directions: 29 Hudson Road-Sudbury Town Square; Intersection of RT 27 /Concord Rd; Old Sudbury Center.

RETAIL / OFFICE SPACE FOR LEASE- \$15.00 SF up to \$22.00 RSF- Upscale, Classic New England architecture is the back drop for this centrally located busy PLAZA on RT 27 near the Concord Rd intersection. Great visibility with over 33,000 cars per day passing on RT 27! Ample parking,121 spaces, in front & back of property. Join Lahey Clinic, CJ's Pizza, King's Hair Salon and other established businesses! Five Spaces currently available: Building 3, 1,155 RSF 2nd floor- (Suite 3210) space next to Cove Wellness \$22 00 RSF NNN. Building 3, 2708 RSF, 3ed floor- (Suite 3350) former Physical Therapy Office,\$22.00 RSF NNN. Building 3, 1,829 RSF, Lower Level – (Suite 3000) below Pizza Shop (Storage or Private use) \$15.00 RSF NNN. Building 2, 1,701 RSF, Lower level- (Suite 2100) below Stoneybrook Market (Storage or Private Use) \$15.00 RSF NNN. Building 1, 1,342 RSF, 1st Floor- (Suite 3100) \$15.00 RSF. Equipped Restaurant Space also available; MLS 73471510.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$1,034,900	Space Available For: For Lease
Office:	2	4,911	Bldg: \$6,242,200	Lease Type: Other (See Remarks)
Retail:	2	4,232	Total: \$7,277,100	Lease Price Includes: Other (See Remarks)
Warehouse:	1	1,938		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 3	Sublet: No
			# Stories: 3	21E on File: No
			# Units:	

Total:
Disclosures: **Any description of the use of this property is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code, or other restrictions. it is the duty of the buyer agent/tenant to seek advice from an attorney or written confirmation from the municipality.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: 122,839 Sq. Ft.	Frontage:	Traffic Count:
Acres: 2.82	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 121	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Location: **Suburban, Shopping Mall, Historic, Highway Access**
Parking Features: **Paved Driveway, On Site**
Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1974**
Year Established Source: **Public Record**

Tax Information

Pin #: **H-09-00002.**
Assessed: **\$7,277,100**
Tax: **\$153,110.18** Tax Year: **2025**
Book: **58156** Page: **562**
Cert: **000000234755**
Zoning Code: **LBD**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

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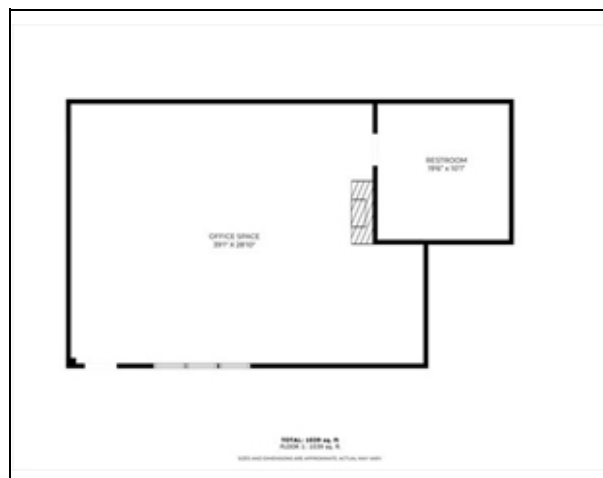
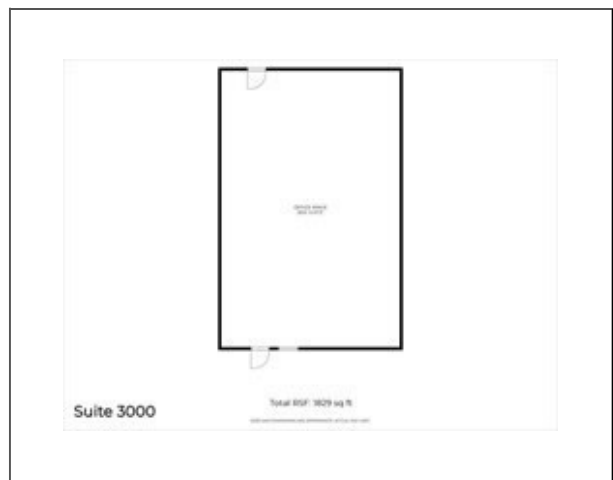
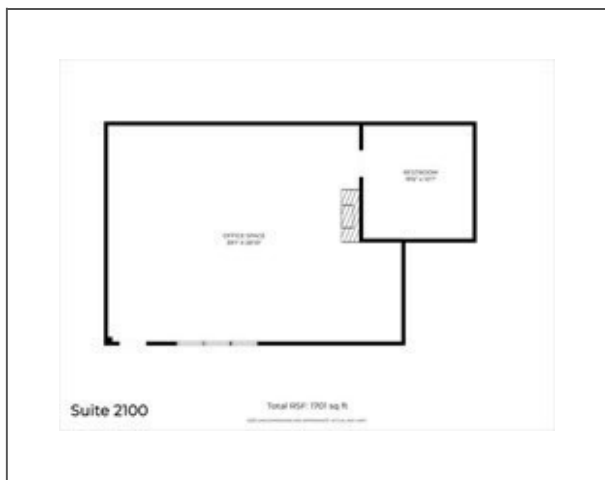
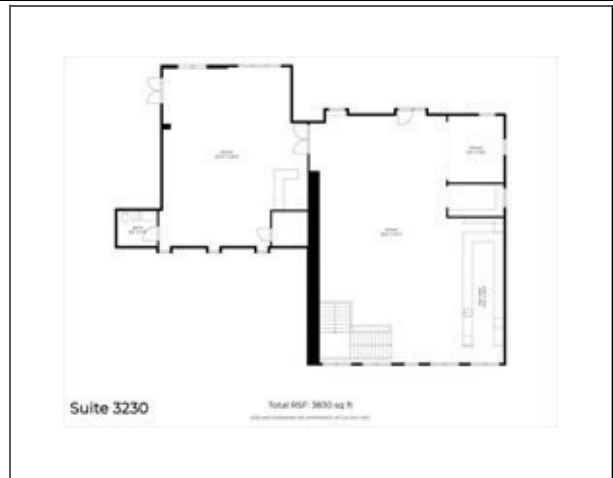
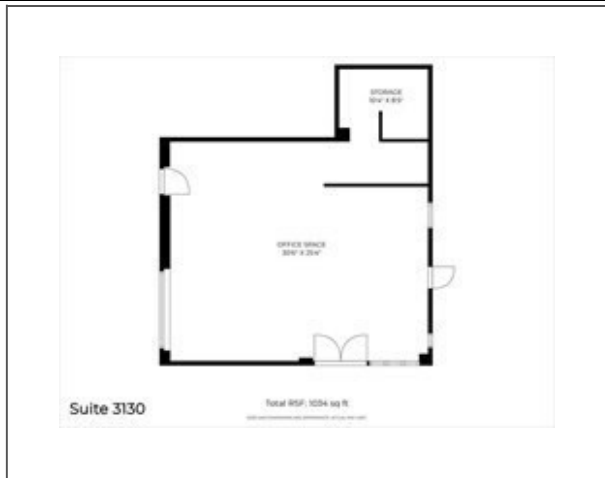
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