



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

List Price:
\$15

Laura Meier
Compass
450 Boston Post Road
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 - Active
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. Ample parking,121 spaces, in front & back of property. Join Lahey Clinic, CJ's Pizza, King's Hair Salon and other established businesses! 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. COMING SOON: 2150 RSF retail space Bld. 2/ 1st Floor; \$22.00 RSF NNN. Equipped Restaurant Space also available; MLS 73471510.

Building & Property Information

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

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	

FeaturesLocation: **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:

Office/Agent Information**Office:** Compass  (617) 206-3333**Agent:** Laura Meier  (508) 208-5215

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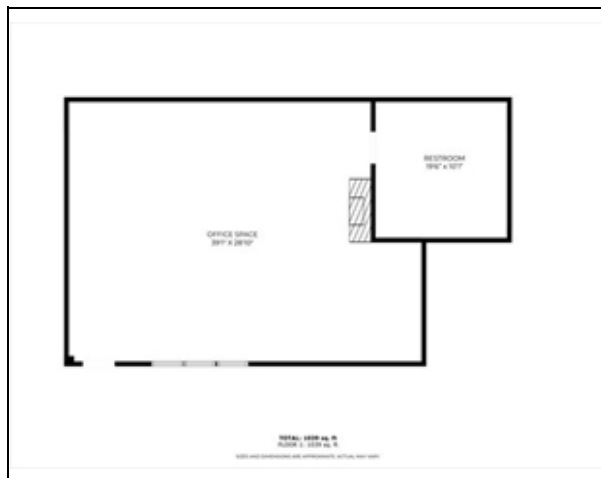
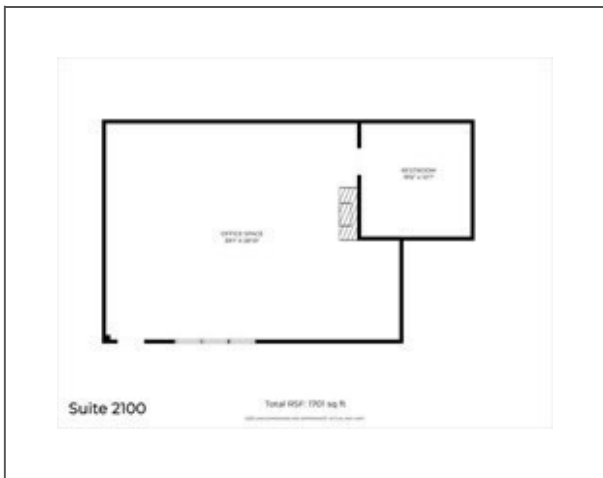
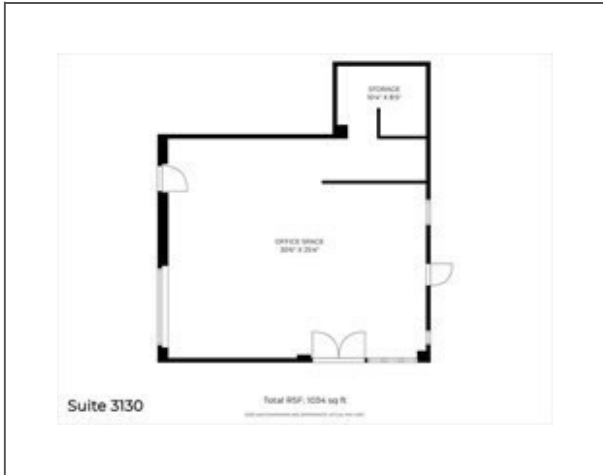
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