



## **58 Concord St**

58 Concord St, North Reading, MA 01864



**Courtney Julian**

DNN Management Company  
201 Main St, North Easton, MA 02356  
[cjulian@dnmanagement.com](mailto:cjulian@dnmanagement.com)  
(508) 897-8065



## 58 Concord St

\$36.00 /SF/YR

Located at 58 Concord Street in North Reading, this 4,044-square-foot office suite presents a move-in ready opportunity for professional and medical office users seeking a high-quality workspace in a strategically connected suburban location. Offered in excellent condition, the ground-floor suite features seven workstations, two conference rooms, 12-foot unfinished ceilings, and abundant natural light from large windows, creating a professional environment that can support a variety of service-oriented businesses, including finance, healthcare, real estate, and other professional practices. On-site parking provides convenient access for both employees and clients, supporting efficient day-to-day operations. The property benefits from a highly accessible location between Route 28 and Interstate 93, allowing businesses to reach communities throughout the Greater Boston region with ease. Situated along an established commercial corridor, the location is surrounded by prominent employers including Amazon, Teradyne, and FedEx, placing tenants within a dynamic business environment. Everyday conveniences are also close at hand, with Walmart, CVS, Marshalls, The UPS Store, Dunkin', Wendy's, and McDonald's all located within a five-minute drive. 58 Concord Street benefits from placement within a strong 5-mile trade area of more than 138,000 residents. The surrounding population is highly educated, with 52% holding a bachelor's degree or higher, while average household incomes exceed \$169,000. A daytime workforce of more than 85,600 provides businesses with access to a substantial pool of qualified talent, making 58 Concord Street an attractive location for organizations looking to attract, retain, and grow high-performing teams....

- Secure a move-in ready 4,044 SF ground-floor office suite, providing a fully-built out, turnkey option for medical and professional users.
- Seven workstations, two conference rooms, 12-foot unfinished ceilings and large windows support efficient daily operations.
- Strategic location between Route 28 and Interstate 93 offers convenient regional connectivity across Greater Boston for staff and clients alike.
- Convenient retail amenities within a 5-minute drive, including Walmart, CVS, Marshalls, The UPS Store, Dunkin', Wendy's and McDonald's.
- Highly educated 5-mile workforce of over 85,600, with 52% carrying a bachelor's degree or higher and average household incomes exceeding \$169,000.

|                         |                        |
|-------------------------|------------------------|
| Rental Rate:            | \$36.00 /SF/YR         |
| Property Type:          | Office                 |
| Building Class:         | C                      |
| Rentable Building Area: | 8,088 SF               |
| Year Built:             | 1968                   |
| Walk Score ®:           | 30 (Somewhat friendly) |
| Rental Rate Mo:         | \$3.00 /SF/MO          |