



Details on the property located at
353 Boston Post Road, Sudbury, MA 01776

List Price:
\$500

Laura Meier
Compass
450 Boston Post Road
Weston, MA 02493
508-208-5215
Laura.Meier@Compass.com



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Prepared by **Laura Meier**
Senior Vice President
Black Horse Group at COMPASS
978 443-1790 Office
508 208-5215 Cell



MLS # 73496134 - New
Commercial/Industrial - Office

353 Boston Post Road
Sudbury, MA 01776
Middlesex County

List Price: **\$500**

Directions: **Intersection of Route 20 and Concord Road in Sudbury/353 Boston Post Road**

Charm-Filled FURNISHED PRIVATE OFFICE- Located on the first floor/rear of a historically significant 1790 building, right off the foyer. Shared use of the Conference Room/Kitchen with the other six building tenants. "Back Bay" feel includes original pine-plank floors, built-ins, storage closet. Monthly rent of \$500.00 includes Heat, Electric, Water, Trash Removal, Lawn Care, Snow Removal, Common Area Cleaning and Real Estate Taxes. Ample parking in rear of building. Private Office comes with a desk, oriental rug, coat hook...just bring your phone and you are in business. Possibility to be combined with Suite 1 (600 RSF) if more space is needed in the future. Fee paid by Landlord.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Lease Lease Type: Gross Lease Price Includes: Other (See Remarks) Lease: Yes Exchange: No Sublet: No 21E on File: Yes
Office:	1	200	Bldg: \$0	
Retail:	0	0	Total: \$0	
Warehouse:	0	0		
Manufacturing:	0	0	# Buildings: 1	
Total:	1	100	# Stories: 2	
Disclosures: Listing Agent is building Trustee			# Units: 7	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl: No	Railroad siding:	Assc: Assoc Fee:

Lot Size: 0 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 10	Easements:
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Frame**
 Location: **Downtown, Historic, Highway Access**
 Parking Features: **Open**
 Roof Material: **Shingle**
 Site Condition: **Dry, Level**
 Utilities: **Public Water, Private Sewer, 440 Volts**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions: **Phone/Internet is not included in the Gross Lease as most businesses require secured internet.**
 Year Established: **1790**
 Year Established Source: **Appraiser**

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$0** Tax Year: **00**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **B-1**
 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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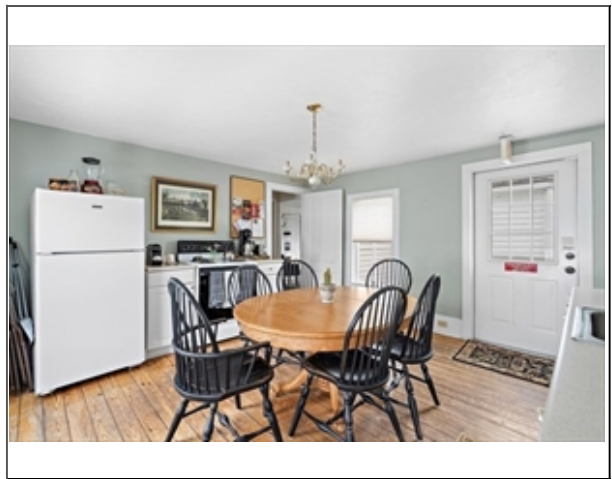
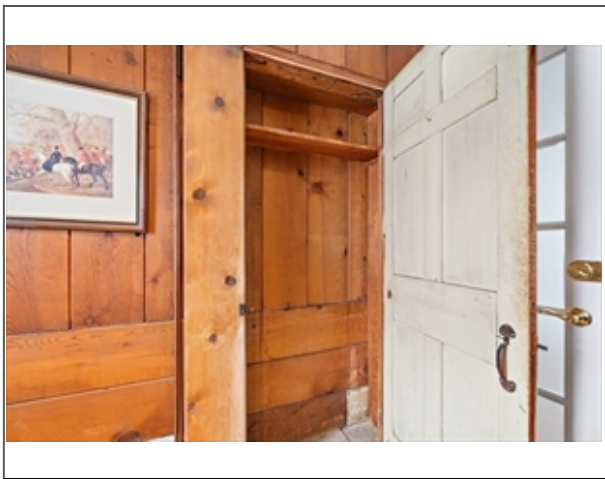
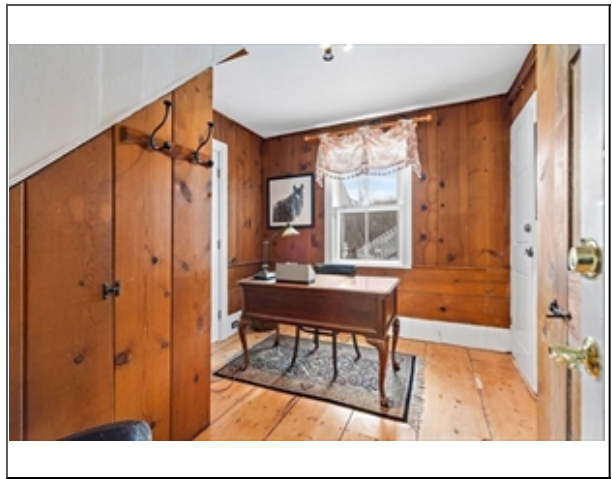
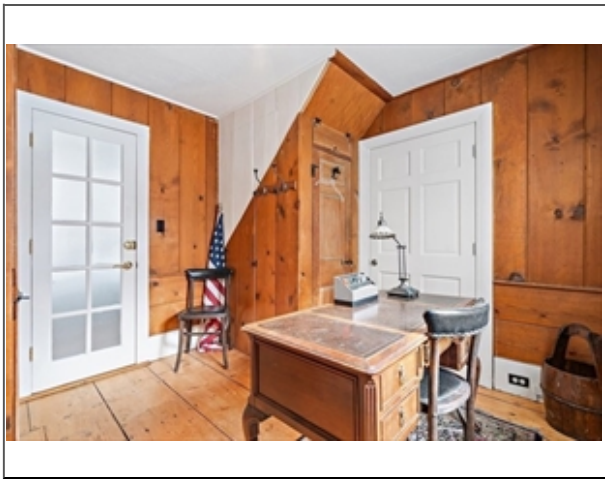
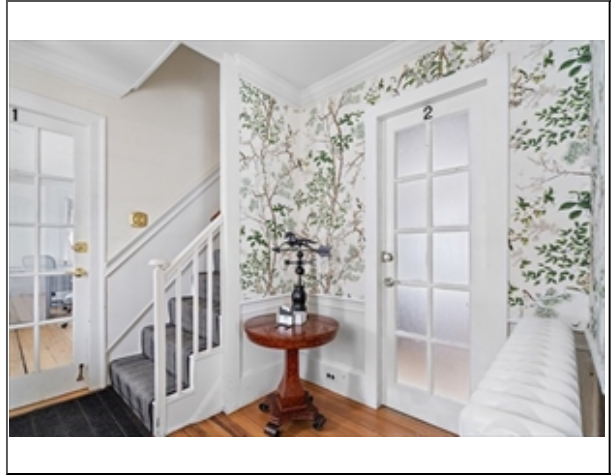
Market History for 353 Boston Post Road, Sudbury, MA 01776

MLS #	Date			DOM	DTO	Price
73496134	4/5/2026	Listed for \$500	Laura Meier	0		\$500
Market History for Compass (AN4569)				0		
Market History for this property				0		

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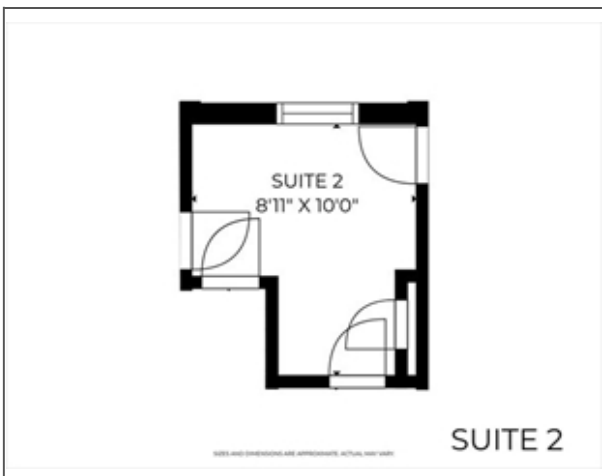
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Black Horse Group at COMPASS *353 Boston Post Road*Sudbury*MA
www.BlackHorseRealEstate.net