

# MEDICAL OFFICE SPACE

2 Medical Suites (Approx 712 sf and 891 sf)  
For Lease

32 South St  
Waltham, MA



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## AVAILABLE (APPROX SF):

712 sf - First Floor Space  
891 sf - Lower Level Space

## USES:

Medical or Professional Office Use

## OFFERED FOR LEASE:

First Floor Suite - \$1,500/mo plus expenses  
Lower Level Suite - \$1,200/mo plus expenses

**NEARBY TENANTS:** Boston Children's Waltham, AFC Urgent Care, Walgreens, Panera and more.

The information contained herein has been obtained through sources deemed reliable by JMJ Commercial Realty, Inc., but cannot be guaranteed for its accuracy. We recommend to the tenant that any information, which is of special interest, should be obtained through independent verification.

## LOCATION:

32 South St is conveniently located off of Route 20

## SUMMARY:

Two medical suites available for lease at the Doctors Office Building in Waltham. Each unit contains reception area with 5+ private offices, along with open parking at the property. Close to Route 20, 95/128 and the Mass Pike, as well as near public transportation. Ideal for medical use, but potential for professional office users as well. Affordable pricing for your business needs. Call for more information!

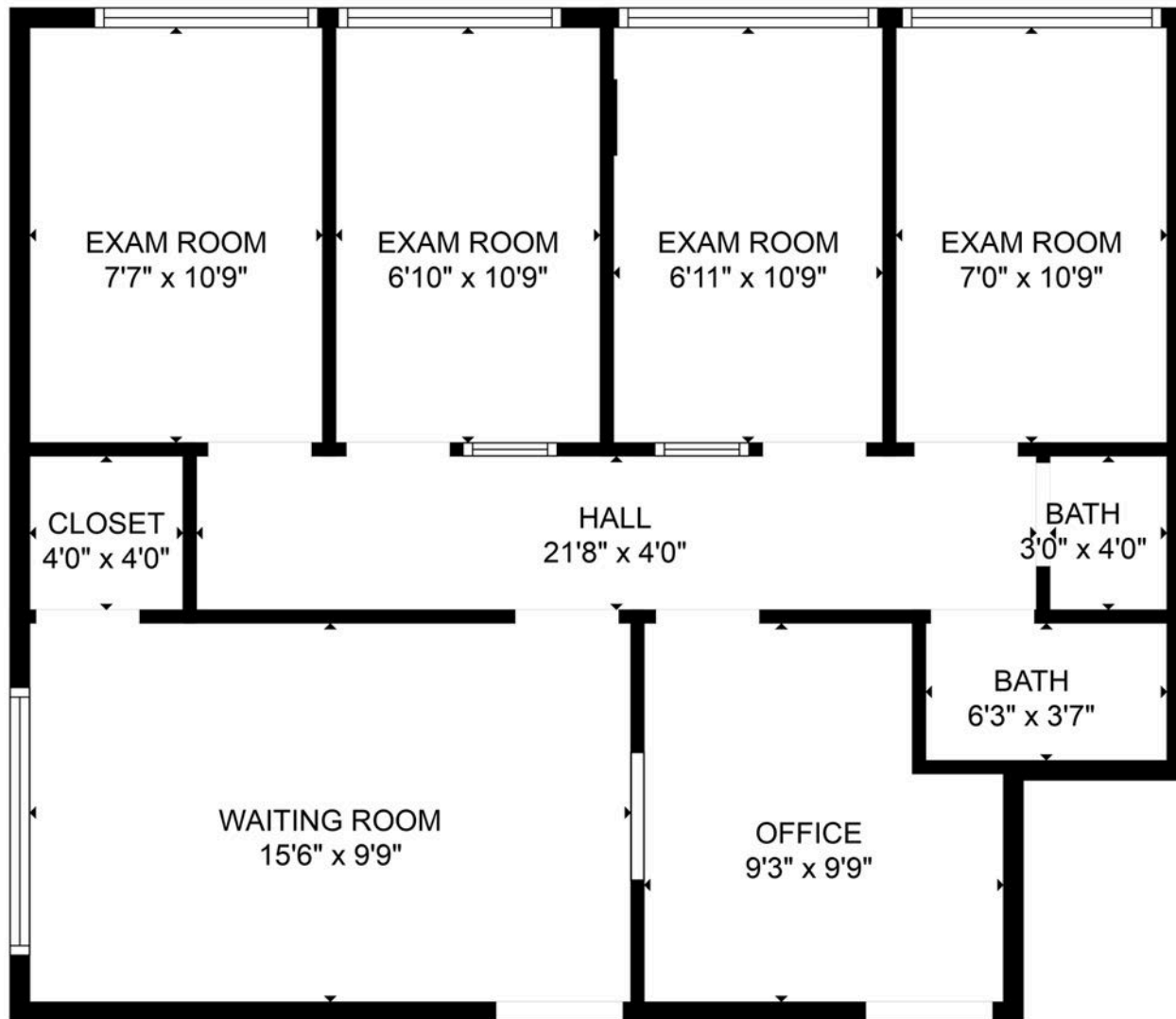


**JMJ Commercial Realty**  
935 Great Plain Avenue #261  
Needham, MA 02492  
[www.jmj-cre.com](http://www.jmj-cre.com)

**Josh Seadia**  
Principal  
617-605-5674  
[josh@jmj-cre.com](mailto:josh@jmj-cre.com)

# Approx 712 sf Medical Office Suite for Lease - 32 South St, Waltham

## FLOOR PLAN - 1ST FLOOR SUITE



GROSS INTERNAL AREA  
FLOOR 1: 712 sq. ft  
TOTAL: 712 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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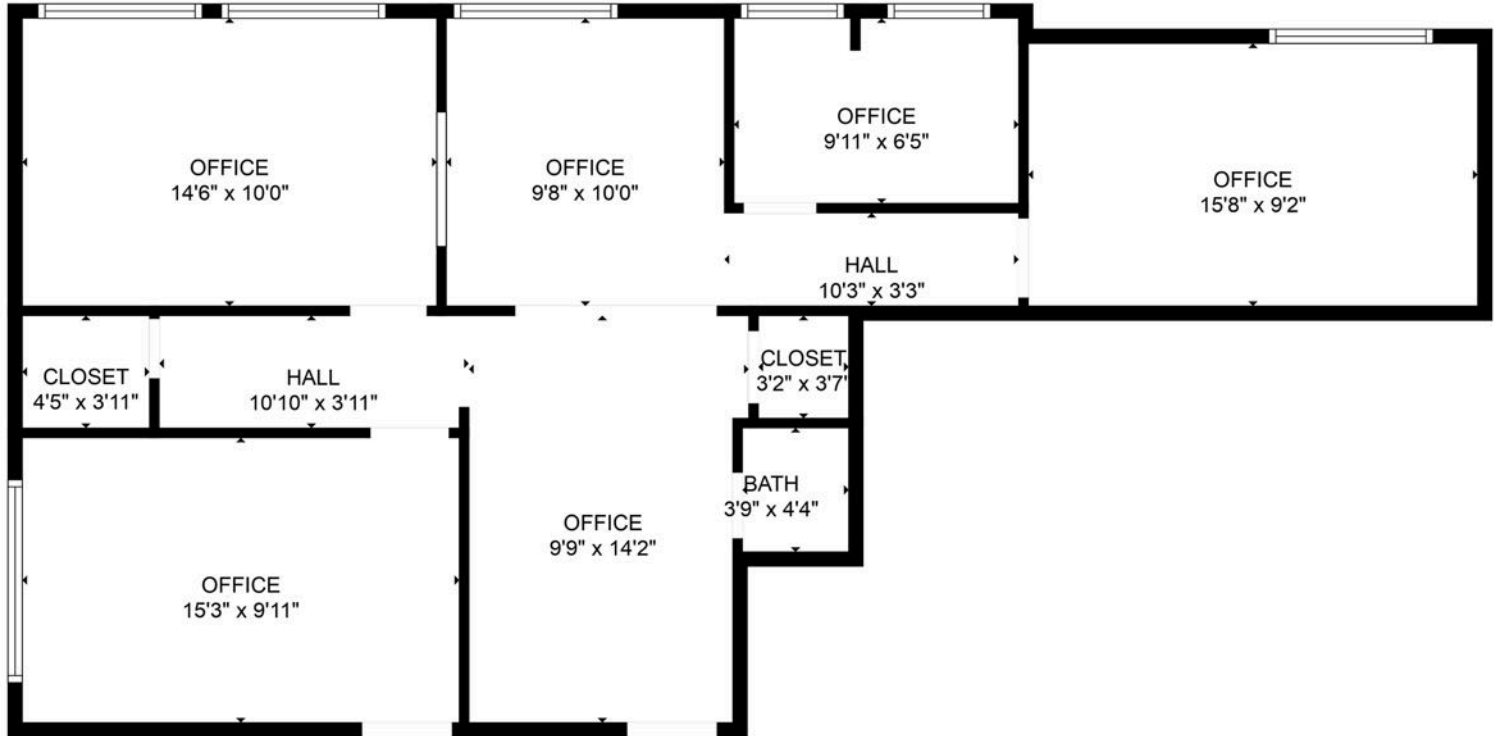


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# Approx 891 sf Medical Office Suite for Lease - 32 South St, Waltham

## FLOOR PLAN - LOWER LEVEL SUITE



GROSS INTERNAL AREA  
FLOOR 1: 891 sq. ft  
TOTAL: 891 sq. ft

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