

OFFICE SPACE

916 SF
For Sale

409 Pond Street, Suite 8
Braintree, MA



AVAILABLE:

916 SF

USES:

Professional office space

OFFERED FOR SALE:

\$239,000

NEARBY TENANTS:

Neighbor tenants in the complex include dental, podiatry, accounting and financial planning.

LOCATION:

The 409 Pond Street Condominiums are conveniently located near I-93 and Route 3, Route 24 and Route 28.

SUMMARY:

916 sf of completely renovated professional office space for sale. Well located 2nd floor suite ideal for an owner user! Unit contains private office space, bullpen area, conference room, kitchen and private bathroom. Lots of natural light and ample parking available.

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 buyer that any information, which is of special interest, should be obtained through independent verification.



JMJ Commercial Realty
935 Great Plain Avenue #261
Needham, MA 02494
www.jmj-cre.com

Josh Seadia
Principal
617-605-5674
josh@jmj-cre.com

S
P
A
C
E

F
O
R

S
A
L
E

916 SF Office Space for Sale - 409 Pond Street, Suite 8, Braintree MA

PROPERTY PHOTOS



JMJ Commercial Realty
935 Great Plain Avenue #261
Needham, MA 02494
www.jmj-cre.com

Josh Seadia
Principal
617-605-5674
josh@jmj-cre.com

916 SF Office Space for Sale - 409 Pond Street, Suite 8, Braintree MA

RENOVATION DETAILS:

The office suite has been completely renovated, top to bottom. Complete kitchen gut renovation, including removing walls and creating open-concept kitchenette and lunch counter.

- Installed high-end custom cabinetry throughout with slow-close hardware
- Installed printer station with cabinetry and countertop
- Completely new electrical including all new outlets, new switches and 100% new LED recessed lighting fixtures
- Complete network installation with all new CAT-6 wiring and network hardware
- 6-workstation cubicle setup, Herman Miller
- Created closet in former alcove
- New frosted pocket door for conference room area
- Complete wall repair, completely new ceilings
- New HVAC vents and returns
- New paint job
- New wood baseboard throughout
- New self-cleaning toilet
- Trench-cut ins for electrical, network and HDMI wiring for conference table
- New carpet tiles
- Ceramic tile for kitchen floor
- Wired for alarm system
- All new window cranks
- Complete HVAC service for existing heat-pump, top to bottom cleaning and service
- New hot water tank and insulated pipes
- Yale Zigbee smart lock for employee access without keys
- Turn-key -- Office to be sold WITH 5 mounted televisions, cubicle system, conference table and all kitchen appliances if desired
- Approx \$60,000 in renovations in 2017

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 buyer that any information, which is of special interest, should be obtained through independent verification.



JMJ Commercial Realty
935 Great Plain Avenue #261
Needham, MA 02494
www.jmj-cre.com

Josh Seadia
Principal
617-605-5674
josh@jmj-cre.com