

FOR LEASE

INDIVIDUAL OFFICES



NRT

345 BOYLSTON STREET, NEWTON, MA 02467

PRIME MEDICAL/OFFICE SPACE IN CHESTNUT HILL, MA



Property Description

We are pleased to exclusively offer a top floor dental suite with 1265 +/- sf in the professional office building at 345 Boylston Street. Several treatment rooms, offices and waiting room for patients. 345 Boylston offers prime Route 9 visibility with easy access from both Brookline and Newton. Ample parking (garage and outdoor) is onsite. Join major medical, office and professional tenants in the heart of Chestnut Hill.

Property Highlights

- Prime Location in the heart of Chestnut Hill.
- Beautifully renovated building with upscale lobby, elevator and renovated suites
- Exceptional on-site parking
- Open floor plan plus great window lines
- Minutes to major shopping in Chestnut Hill Square (Wegmans), the Shops (Bloomingdales) and Newton Centre
- Single offices available



Spaces	Lease Rate	Size (SF)

Todd Glaskin

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www.cbcworldwide.com



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COLDWELL BANKER COMMERCIAL
1261 CENTRE ST.
NEWTON, MA 02459
617-969-2447

345 BOYLSTON STREET, NEWTON, MA 02467

345 BOYLSTON STREET DENTAL SUITE



OFFERING SUMMARY

Available SF: 100 SF -150 SF

Lease Rate: \$1,000-\$1,150/Month

Lot Size: 18,776 SF

Year Built: 1973

Building Size: 18,000 SF + Parking
Garage

PROPERTY OVERVIEW

We are pleased to exclusively offer a top floor dental suite with 1265 +/- sf in the professional office building at 345 Boylston Street. Several treatment rooms, offices and waiting room for patients. 345 Boylston offers prime Route 9 visibility with easy access from both Brookline and Newton. Ample parking (garage and outdoor) is onsite. Join major medical, office and professional tenants in the heart of Chestnut Hill.

LOCATION OVERVIEW

Prime Location in high-visibility spot on Route 9 West just across from the Atrium Center and Chestnut Hill Square (Wegman's Plaza) and down the block from the Mall at Chestnut Hill (Apple Store, Cheesecake Factory, Bloomingdales) and the Street! Where Chestnut Hill meets Newton Centre in affluent Newton minutes to the Brookline-line!

PROPERTY HIGHLIGHTS

- Prime Location in the heart of Chestnut Hill.
- Beautifully renovated building with upscale lobby
- Exceptional on-site parking

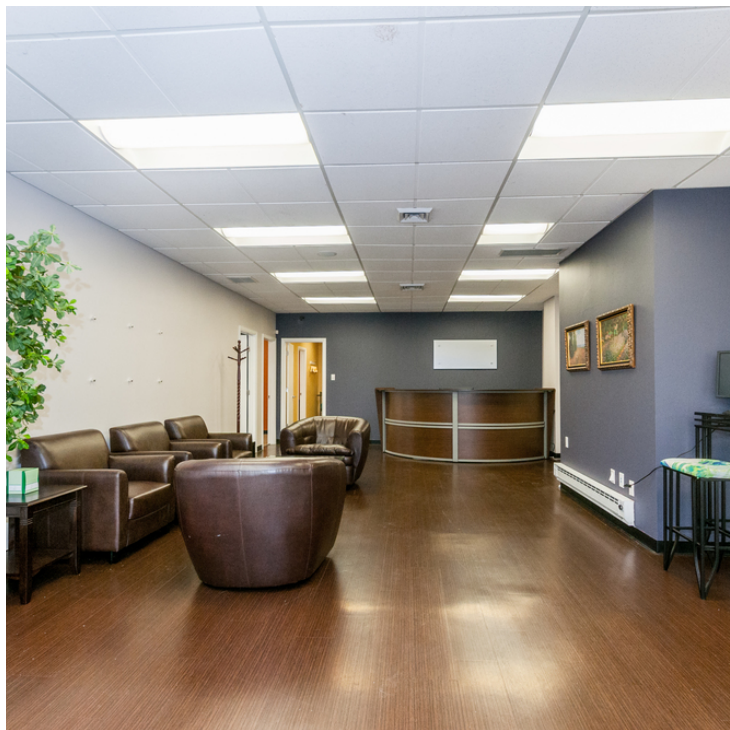
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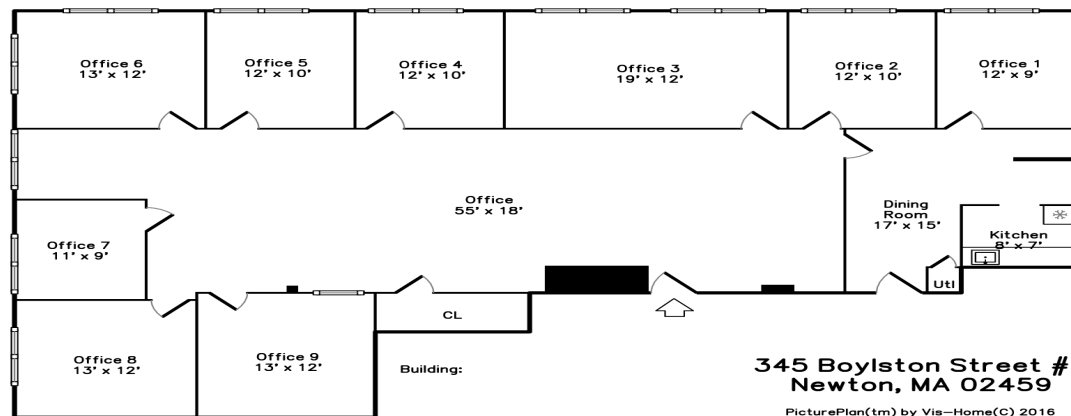
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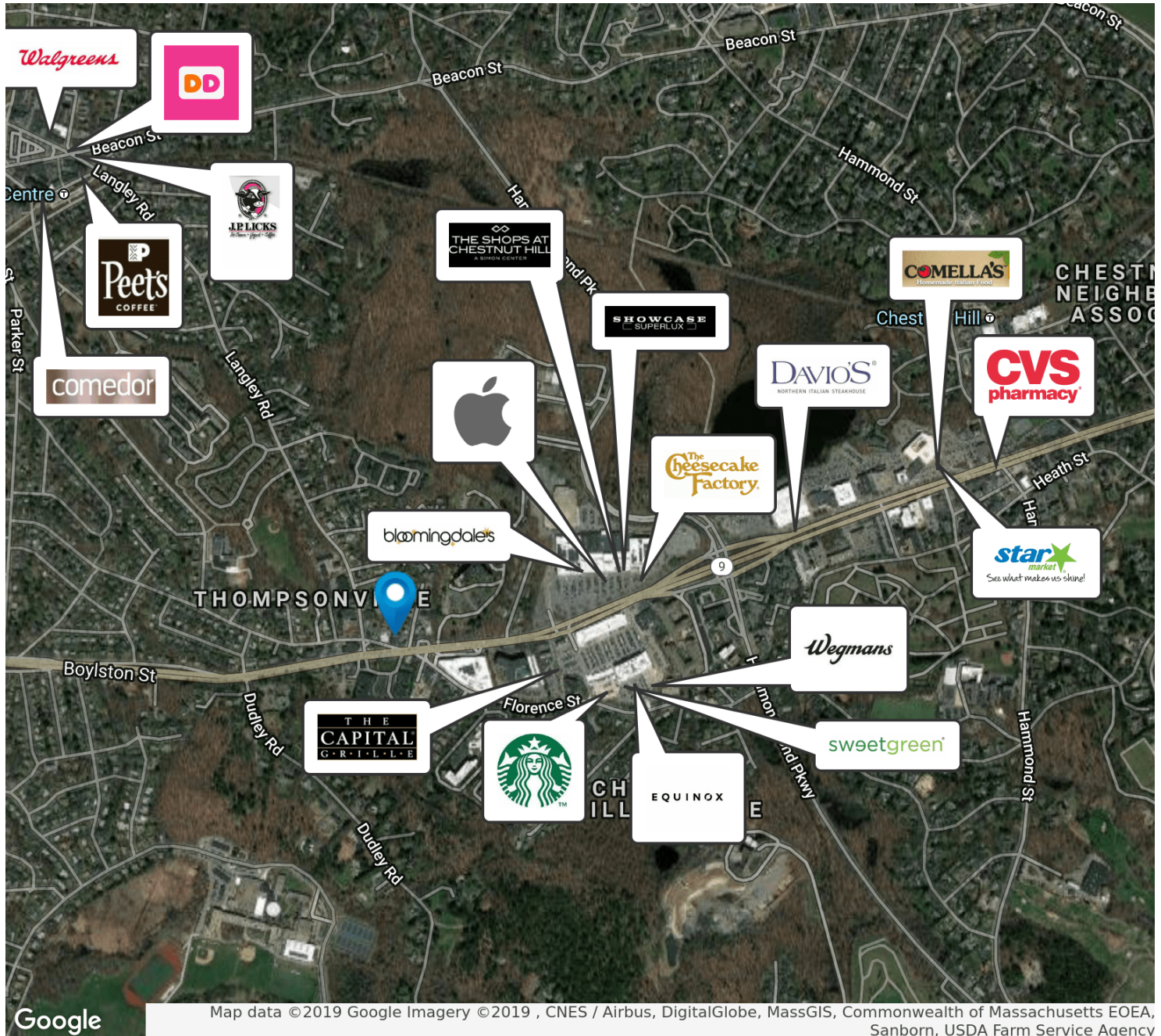
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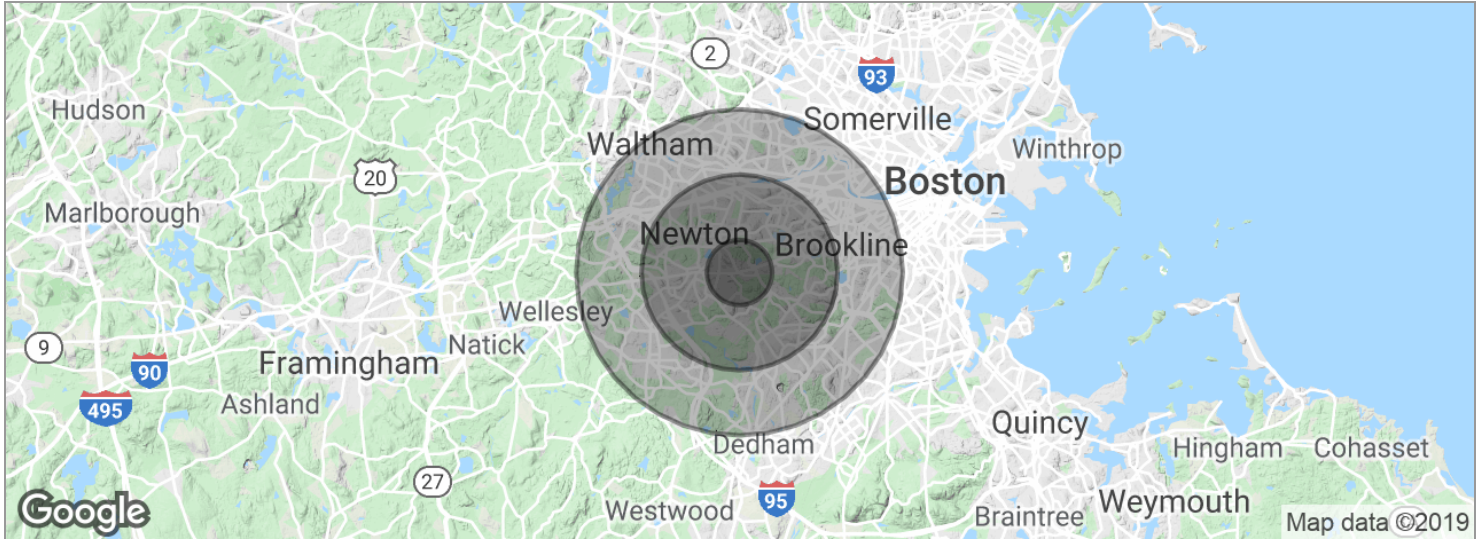
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	14,854	144,045	478,550
Median age	35.9	35.1	36.5
Median age (male)	35.3	34.6	35.7
Median age (Female)	36.5	36.0	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,711	54,181	193,654
# of persons per HH	3.2	2.7	2.5
Average HH income	\$164,933	\$130,282	\$112,525
Average house value	\$783,163	\$670,745	\$604,796

** Demographic data derived from 2010 US Census*

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