

RARE OPPORTUNITY

OFFICE CONDO FOR SALE/LEASE

450 LEXINGTON STREET – UNIT 204

NEWTON, MA 02466

Commonwealth Commercial Advisors is pleased to present a rare opportunity to acquire a 1,738 SF office condominium in the heart of Auburndale. Ideally suited for professional service firms, this move-in ready suite features a sunny southern exposure, oversized windows, high ceilings, gleaming hardwood floors, a glass-enclosed reception area, conference room, kitchenette, and a mix of private and open offices. Located just minutes from Interstate 90 and Interstate 95, and approximately 16 minutes to Boston, the property also offers walkable access to village dining, Starbucks, and commuter rail and Green Line service. The professionally managed, boutique building includes elevator access, ample on-site parking via a private drive, and a strong mix of established firms, with ongoing upgrades enhancing long-term value.





Unit Size:	1,738 SF – 2 nd Floor
# of Condo Units:	8 total
Year Built:	1985
Lot Size:	45,473 SF
Parking:	6 deeded spaces
Fire Protection:	Fully Sprinklered
Zoning:	BU2/VC2
Current Uses:	Office

Recent & Planned Updates:

- New Front Entry Doors
- Sidewalk Replacement
- Common Area Updating (new carpeting/paint)
- Parking Lot Paving

SALES PRICE

\$729,000

**Please call for
Lease Rates**

EXTERIOR



COMMON AREAS



INTERIOR



INTERIOR



All information furnished is from sources deemed reliable but no warranty or representation is made to the accuracy.

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