



**COLDWELL  
BANKER  
COMMERCIAL**

**NRT**

## 161 BOSTON POST RD

Weston, MA 02493

### AVAILABLE SPACE

6,794 SF

### LEASE RATE

\$15,000 per month (NNN)

### FEATURES

- Property is set on more than 3 acres of land

### AREA

Route 20 W, Near Monster and Biogen



**FOR LEASE**

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### OFFICE

Albert Bouchie

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7 Channing Rd, Belmont, MA 02478  
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Weston, MA 02493

LEASE



## OFFERING SUMMARY

Available SF: 6,794 SF

Lease Rate: \$15,000 per month (NNN)

Lot Size: 0 Acres

Year Built: 1897

Building Size: 6,794 SF

Market: Boston

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## PROPERTY OVERVIEW

Large Victorian House with 7000 SF of usable space on 4 levels. Suitable uses are Day care, Preschool; Corporate / Institutional training center; College/University related professional programs; Corporate retreat facility

## PROPERTY HIGHLIGHTS

- Property is set on more than 3 acres of land



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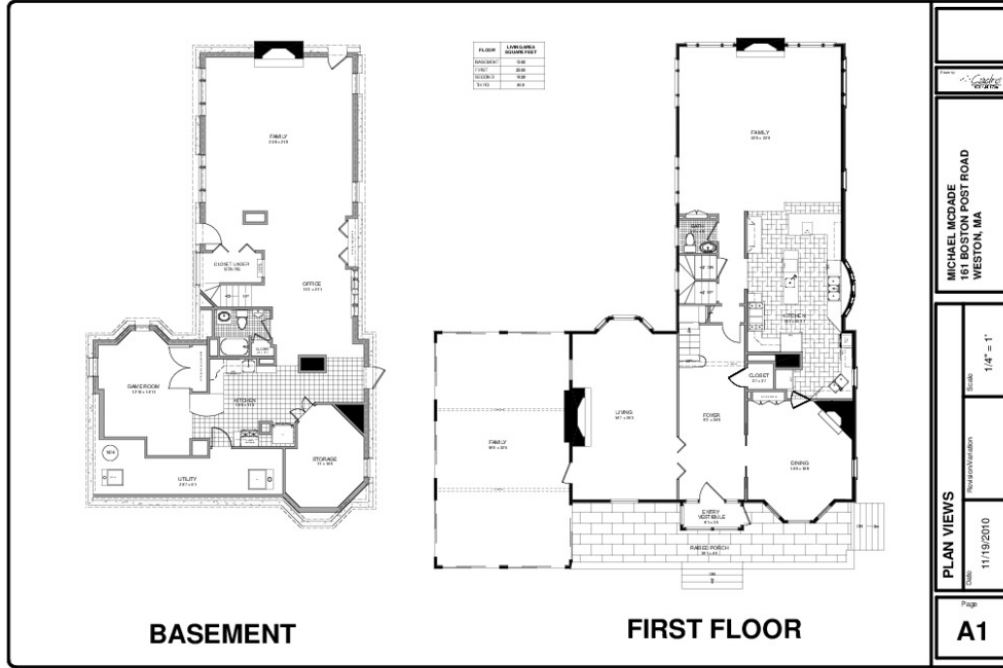
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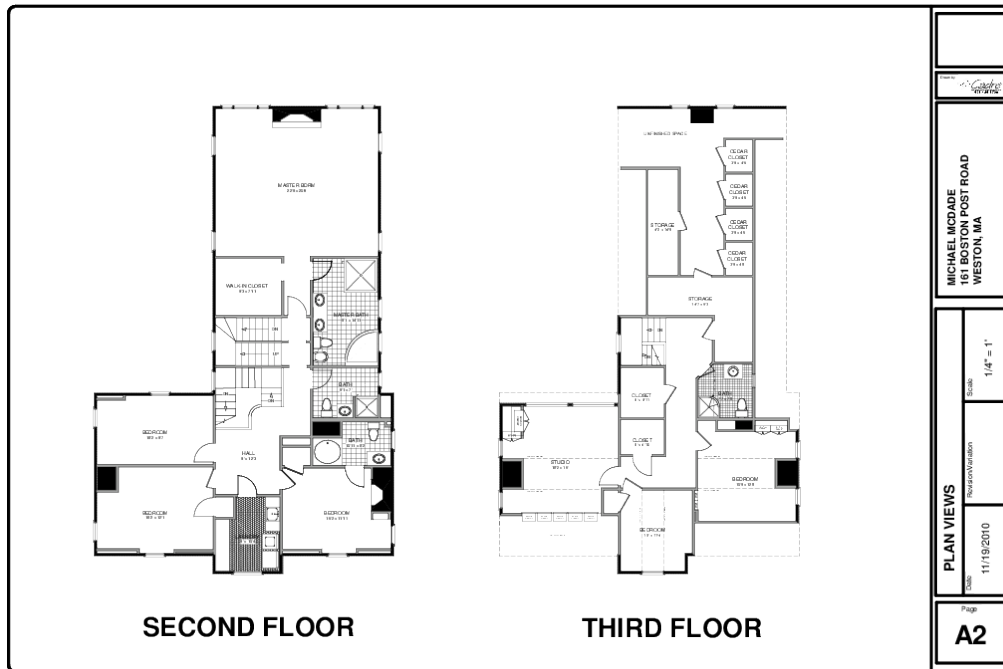
**BASEMENT**

**FIRST FLOOR**

MICHAEL MCDADE  
161 BOSTON POST ROAD  
WESTON, MA

PLAN VIEWS  
11/19/2010  
Scale: 1/4" = 1"

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**SECOND FLOOR**

**THIRD FLOOR**

MICHAEL MCDADE  
161 BOSTON POST ROAD  
WESTON, MA

PLAN VIEWS  
11/19/2010  
Scale: 1/4" = 1"

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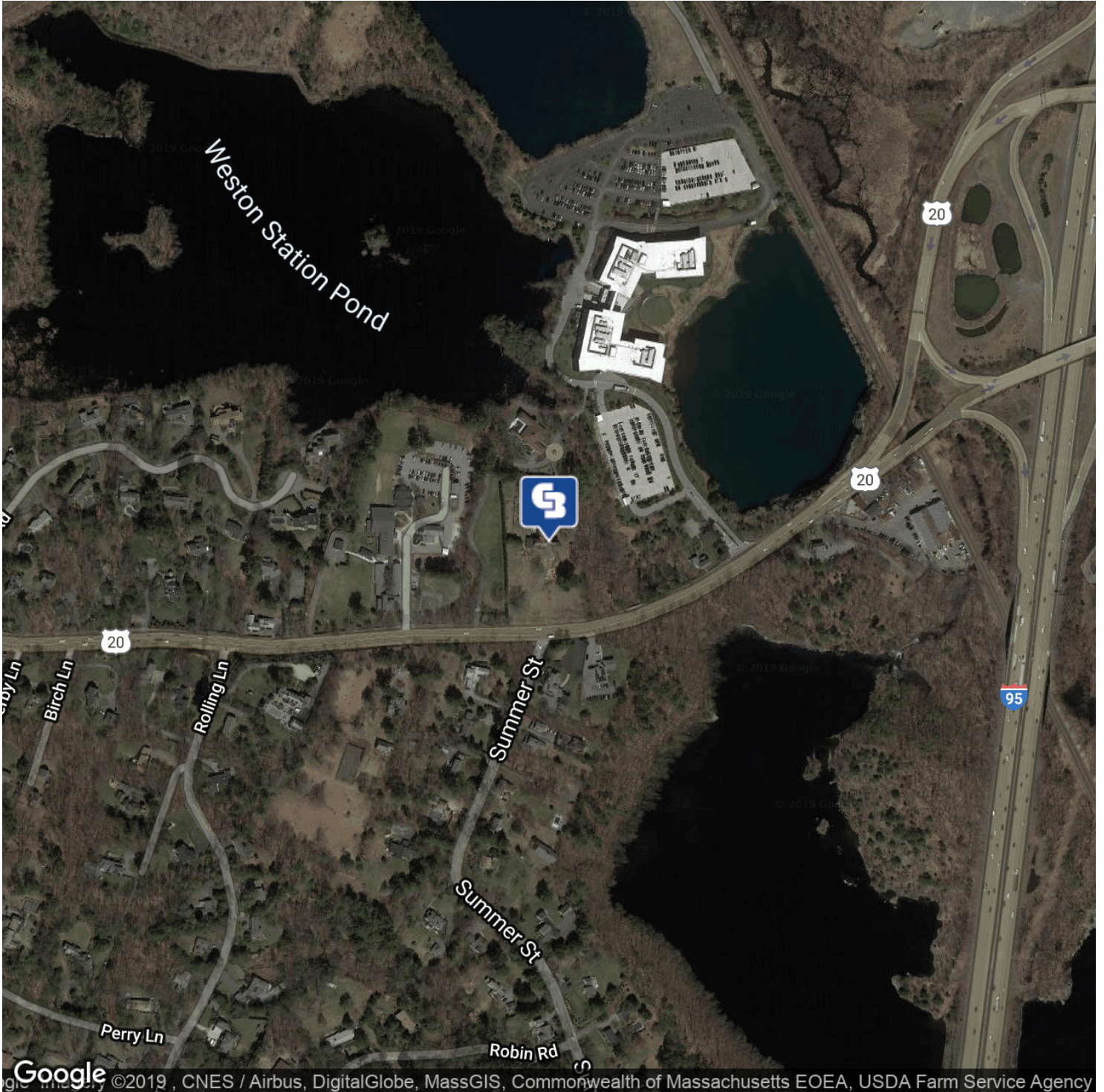
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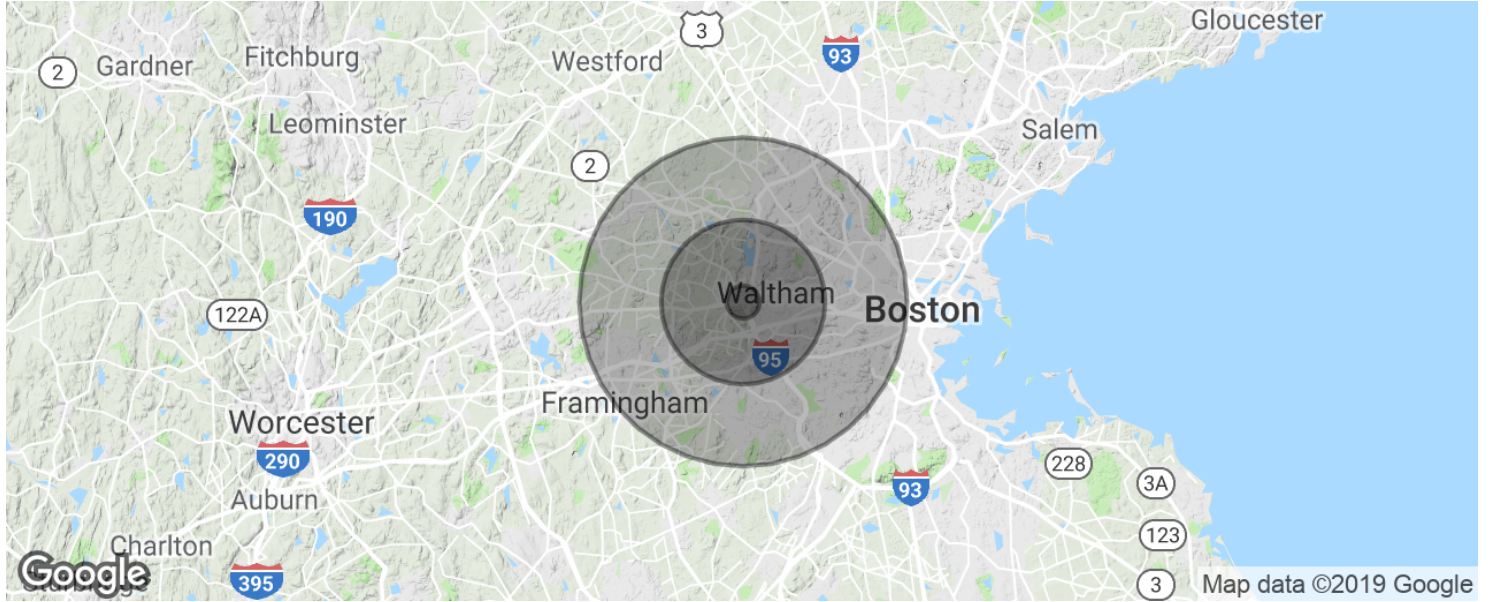
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LEASE



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	6,618	175,262	747,234
Median age	32.0	37.7	38.8
Median age (Male)	31.8	37.1	38.1
Median age (Female)	32.7	38.9	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,215	63,586	289,613
# of persons per HH	3.0	2.8	2.6
Average HH income	\$120,540	\$143,774	\$129,069
Average house value	\$444,348	\$663,859	\$612,990

\* Demographic data derived from 2010 US Census

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