

# 249 HARVARD, MA AYER RD



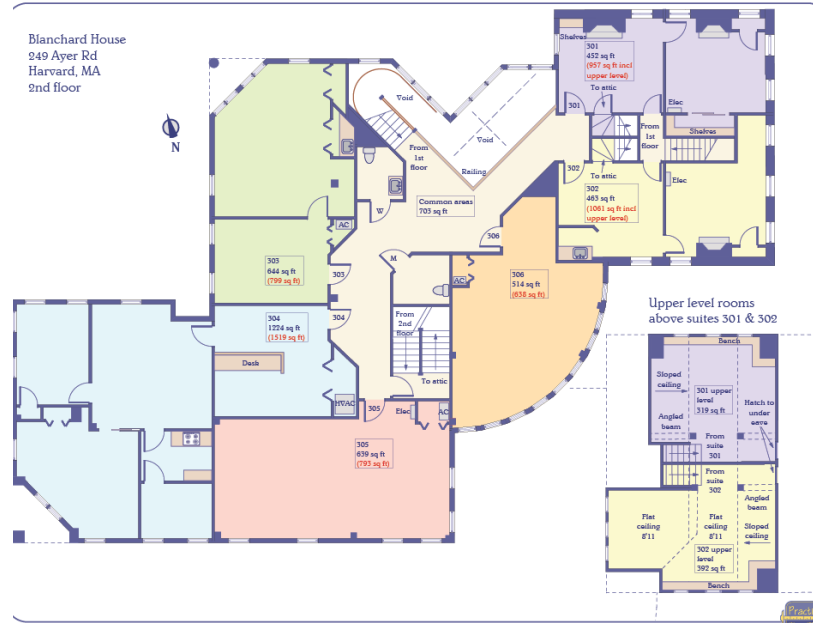
COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**Office Spaces For Lease**



# 249 AYER RD

249 AYER RD HARVARD, MA



## PROPERTY DESCRIPTION

Introducing 249 Ayer Rd, an exceptional office available for lease in Harvard, MA. This office space boasts a prime location near Route 111 and Route 2, and its spacious floor layout makes it ideal for a wide range of business ventures. The property's ample parking, nearby restaurants, and major transportation routes ensure connectivity and convenience.

## PROPERTY HIGHLIGHTS

- Adjacent to Route 111
- 1 mile from Route 2
- 44 surface parking spots with covered parking available
- 3 stories
- General Commercial (GC) zoning

### OFFERING SUMMARY

Building Size:	18,319 SF
Available SF:	974 - 3,075 SF
Lot Size:	1.41 Acres
Lease Rate:	Market

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	233	2,210	4,932
Total Population	725	5,981	13,568
Average HH Income	\$209,308	\$168,140	\$176,854

### SECOND FLOOR

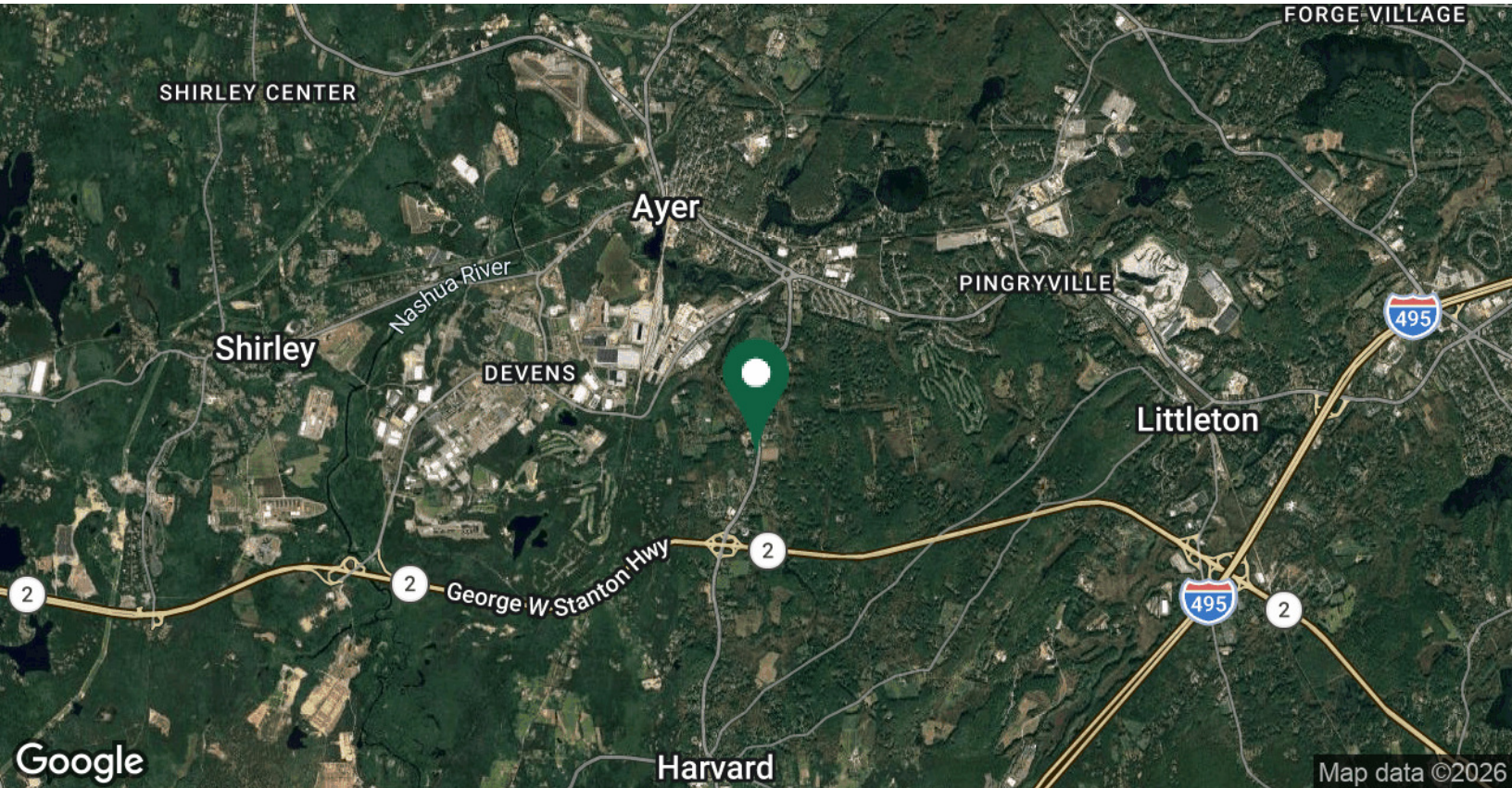
2,574 SF Available

### GROUND FLOOR

3,075 SF Contiguous

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