

20 Pondmeadow Drive, Reading, MA - Unit 108



1,665 +/- SF Medical Office Condominium – For Sale or Lease

20 Pondmeadow is a two-story, medical office building in Reading, Massachusetts. The first floor condominium Unit 108 is available for sale or lease.

The total building is 30,864 +/- square feet on a total of 3.84 acres with approximately 175 +/- parking spaces. Zoned Industrial. Conveniently located approximately 1 mile from Route 95/128 and Reading Center.



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CARBONE Commercial Real Estate, Inc.

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20 PONDMEADOW DRIVE, READING, MA – UNIT 108

UNIT 108:

Size: 1,665 +/-sf
Location: First floor, front-facing suite
Layout: 3 exam rooms with sinks
2 private offices + open space
Built-in reception
6-person waiting room
1 handicap restroom
Ceiling Height: 9'H +/- drop ceiling
RE Tax \$6,000 per year (FY2026)
Condo Fee \$1,234 per month (FY2026)
Unit Deed: Book 69647 / Page 143

For Sale: \$550,000



Source: GoogleMaps. Red lines are estimates only. Not exact lot lines.

Total Building:

Building: 30,864+/-sf Medical Office
Lot: 3.84 acres (2 parcels)
Built: 1993
Condo Assoc: Reading Health Center
Condominium Association
Master Deed: 23547-191 (dated 7/29/1993)
Zoning: Industrial
Parking: 175 +/- common parking spaces
(Lots 12-128 and 12-127 per GIS)
Roof: Original
HVAC: Cooling tower (replaced in 2022).
Boiler, make-up air unit, 3 heat
pumps, 2 loop circulator pumps
Elevator: 1 Passenger
Water: Municipal
Sewer: Municipal
Heat: Gas (National Grid)
Electric: Reading Municipal Light
A/C: 100%
Fire Sprinklers: Yes
Foundation: Slab

Some data per Assessor, some per owner. Amounts and percentages are +/-

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SPACE FOR LEASE

- 1,665 +/-sf Medical office space
- 3 exam rooms with sinks
- 2 private offices + open space
- Built-in reception
- 6-person waiting room
- 1 handicap restroom
- 9'H +/- drop ceiling
- \$25.00 per sf nnn



CLICK IMAGE TO VIEW VIDEO TOUR

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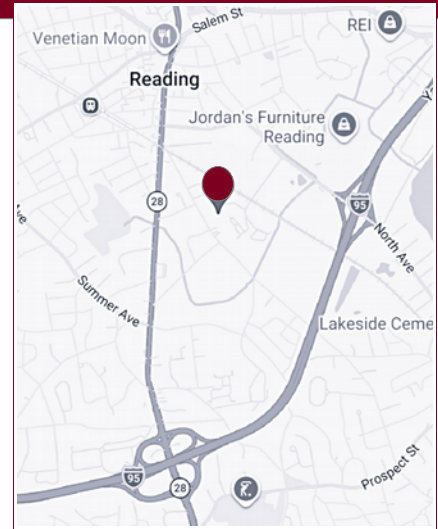
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Location

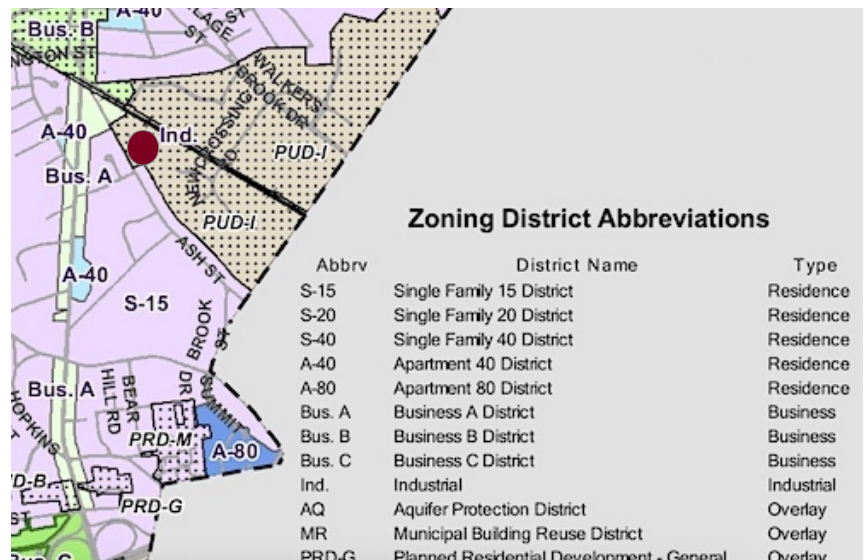
- 0.7 miles to Route 95/128
- 1 mile to Reading Center
- 2.5 miles to I-93
- 16.6 miles to Logan International Airport, Boston, MA



GIS & Zoning



Source: Reading GIS



Source: Reading Zoning map

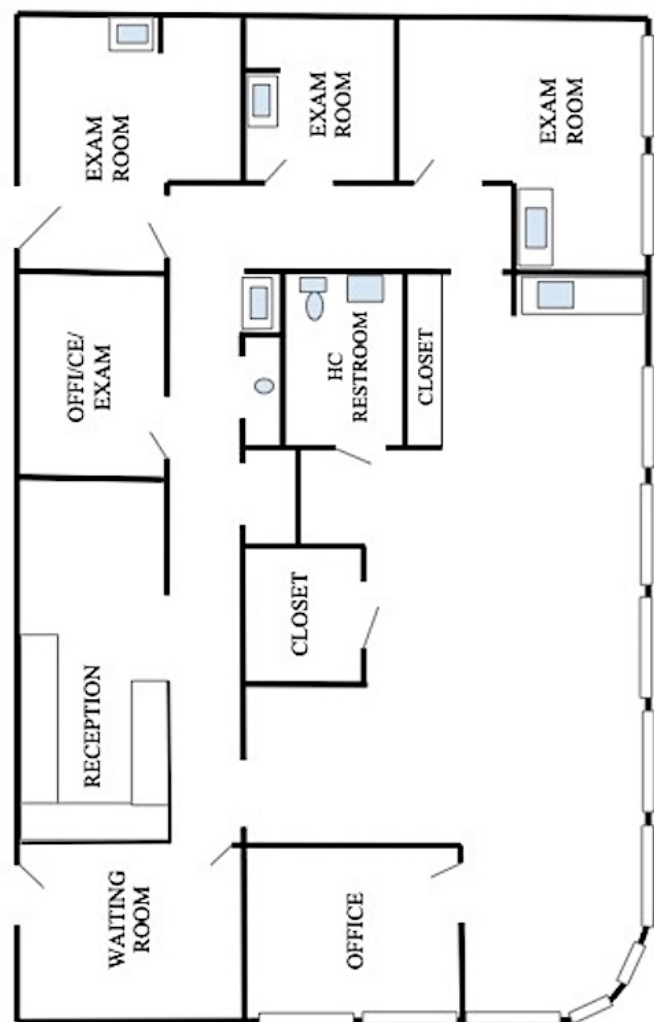
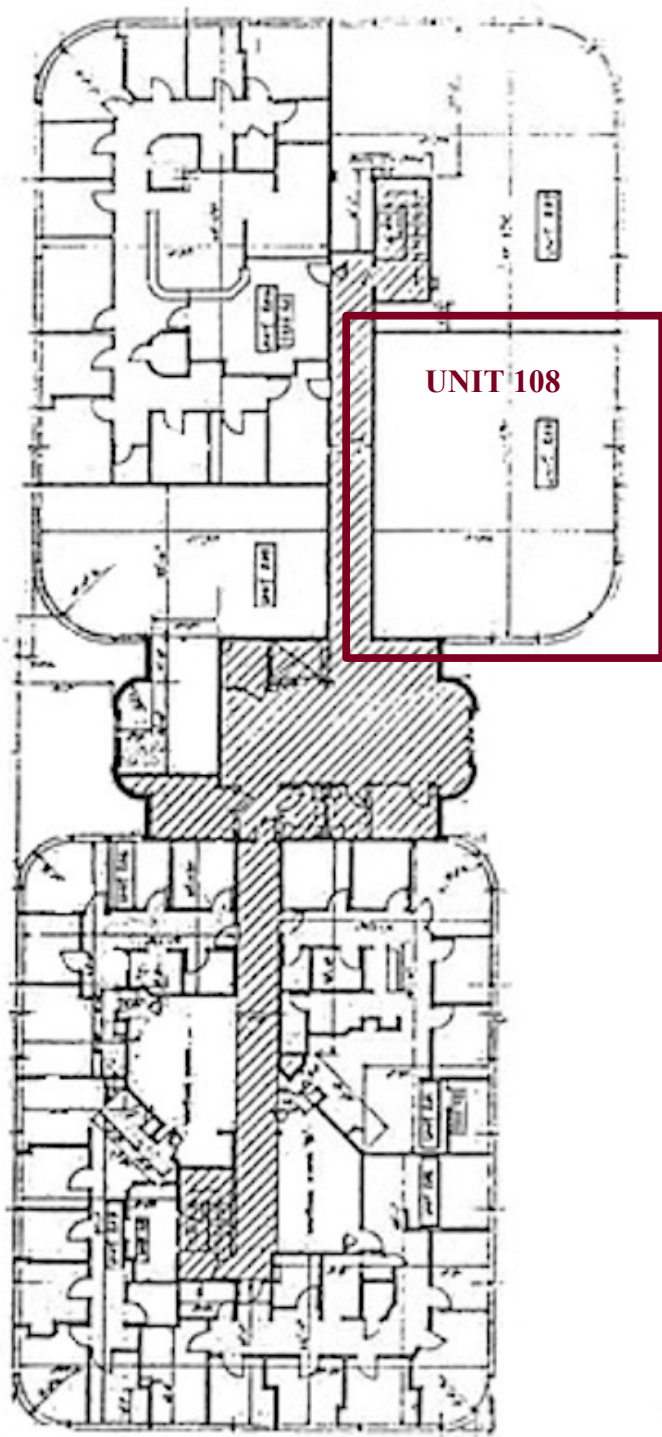
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Plan not drawn to scale. Plan not exact.

Plans may not be exact.

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Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

<http://www.mass.gov/ocabr/licensee/dpl-boards/re/>

MASSACHUSETTS MANDATORY LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific residential property. If there is no personal meeting between you and the licensee, this form must be presented electronically or through some other means before the licensee enters into a contract with a consumer. Residential property is defined as land with a building intended for use as a one to four-unit residential dwelling or the purchase or sale of land on which a building is intended to be constructed for use as a one- or two-unit residential dwelling. In the event this relationship changes an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a licensee to provide advice, assistance and representation to you as your agent. The licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent) or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance or land survey matters it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☒ Seller's agent ☐ Buyer's agent ☐ Facilitator

If seller's or buyer's agent is checked above, the licensee must complete the following section:

Check one: ☒ Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the

☒ Seller ☐ Buyer

☐ Designated Agency

Only the licensee named herein represents the

☐ Seller ☐ Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

UNIT 108: 20 PONDMEADOW DRIVE, READING, MA 01867

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Edward Carbone

Signature of Licensee

Carbone Commercial Real Estate, Inc.

Name Real Estate Brokerage Firm

Edward Carbone #9015680

Printed name of Licensee

#6939

Brokerage Firm License #

☒ Broker ☐ Salesperson

March 19, 2026

Today's Date

Signature of consumer

Printed name of consumer

☐ Buyer ☐ Seller

Today's Date

Signature of consumer

Printed name of consumer

☐ Buyer ☐ Seller

Today's Date

Carbone Commercial Real Estate, Inc. – 5 Stone Edge Lane, Woburn, MA 01801 – (781)935-5444

Edward Carbone

☐ Check here if the consumer declines to sign this notice.

Last Revised September 20, 2021

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