

Property Info Sheet: 26 Office Park Drive

Comprehensive Overview of a Prime Commercial Property

Located in a thriving business district, 26 Office Park Drive stands as a premier commercial property designed to accommodate a diverse range of business operations. With its strategic address, modern amenities, and easy accessibility, this building delivers both prestige and functionality to businesses seeking a dynamic workplace in an established office park environment.

Property Details

- Address: 26 Office Park Drive
- Property Type: Commercial/Office
- Building Size: Approximately 6090 square feet (customizable suites available)
- Stories: 1 story building
- Year Built/Renovated: 1990
- Lot Size: .29
- Parking: Ample on-site parking
- Zoning: OFC-2 Business/Commercial
- HVAC: Central
- Wired For: High-speed internet and VoIP phone systems
- Accessibility: ADA-compliant entrances, and restrooms

Key Features

- Prime Location: Situated within a vibrant office park, offering quick access to major highways, and city amenities.
- Modern Interior Design: Recently renovated common areas, flexible office layout.
- Flexible Suite Configuration: Multiple suite sizes available, ranging from private offices to open-plan workspaces, allowing for easy expansion as your business grows.
- Natural Light: Large windows throughout the building deliver abundant natural light, boosting productivity and wellbeing.
- On-Site Amenities: Shared kitchenettes, break rooms, and restrooms

Location Advantages

26 Office Park Drive benefits from its placement in a bustling business corridor, surrounded by established companies, retail outlets, and dining options. Key highlights include:

- Easy access to I-95 and Route 1, reducing commute times for employees and visitors.

- Close to banks, postal services, cafes, and casual dining establishments.
- Ample green space nearby for outdoor breaks or informal meetings.
- Well-maintained roads and sidewalks ensure year-round convenience.

Ideal Uses

- Corporate headquarters
- Law, accounting, or consulting firms
- Medical, dental, or wellness practices
- Technology start-ups and IT service providers
- Financial institutions and insurance agencies
- Nonprofit organizations

Recent Upgrades

Roof 2025 (metal and flat portion) Parking lot 2025

Estimated Expenses

Association \$6,000

Taxes \$2,000

Insurance \$16,000

Total \$40,000