

FOR LEASE



382 BOSTON TURNPIKE

SHREWSBURY, MA 01545



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Lot Size:	0.63 Acres
Zoning:	CB - Commercial Business
Parking:	On-site, paved lot
Lease Rate:	\$20.75 SF/yr (Plus Electric)

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to present the availability of one first-floor office condominium suite located at 382 Boston Turnpike in Shrewsbury, Massachusetts. The suite offers ±2,022 SF of space that had recently been occupied and utilized as a chiropractic office with a mix of private offices, a reception area, and open space. The suite and building are well-maintained with the Landlord on-site as well. The property is located along Route 9 at a lighted intersection providing easy parking access as well as tremendous signage and visibility. 382 Boston Turnpike is situated approximately two (2) miles from the UMass Memorial Hospital – University Campus and ten (10) minutes from downtown Worcester. Route 9 location provides easy access to I-290 and Route 20. The lease rate includes all condominium fees and real estate taxes. Please give us a call today to schedule a tour!

SPACES	LEASE TYPE	LEASE RATE	SPACE SIZE
Suite 101	Plus Electric	\$20.75 SF/yr	2,022 SF



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120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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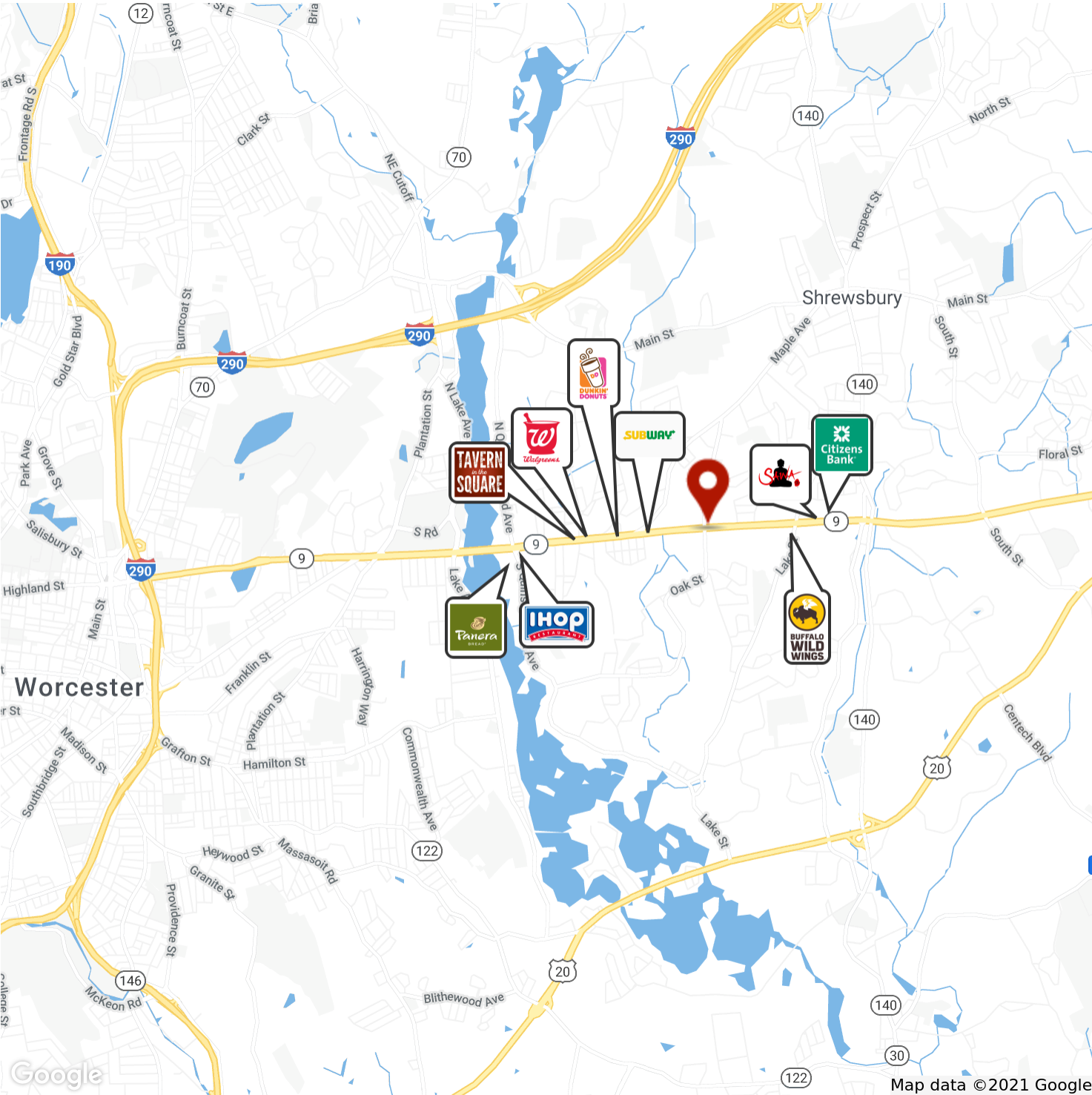
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LOCATION MAP



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