

OFFICE SPACE FOR LEASE

# 42-44 AUBURN STREET

*Auburn, MA 01501*



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## PROPERTY DESCRIPTION

Brian Johnson and Tom Murray of Kelleher & Sadowsky are pleased to offer ±936 square feet of first floor office / retail space located at 42-44 Auburn Street, Auburn, MA as available for lease. Situated in the heart of downtown Auburn, this well-positioned property provides excellent visibility and convenient access to local amenities, surrounding communities, and major transportation routes.

The available suite consists of approximately 936 square feet and is well suited for office and other professional uses. The space offers a functional layout with flexibility to accommodate a variety of business needs.

The property features ample on-site parking and benefits from immediate access to I-290, I-90 (Massachusetts Turnpike), and Route 146, making it an ideal location for both clients and employees.

For additional information or to schedule a private tour, please contact Kelleher & Sadowsky today.

## OFFERING SUMMARY

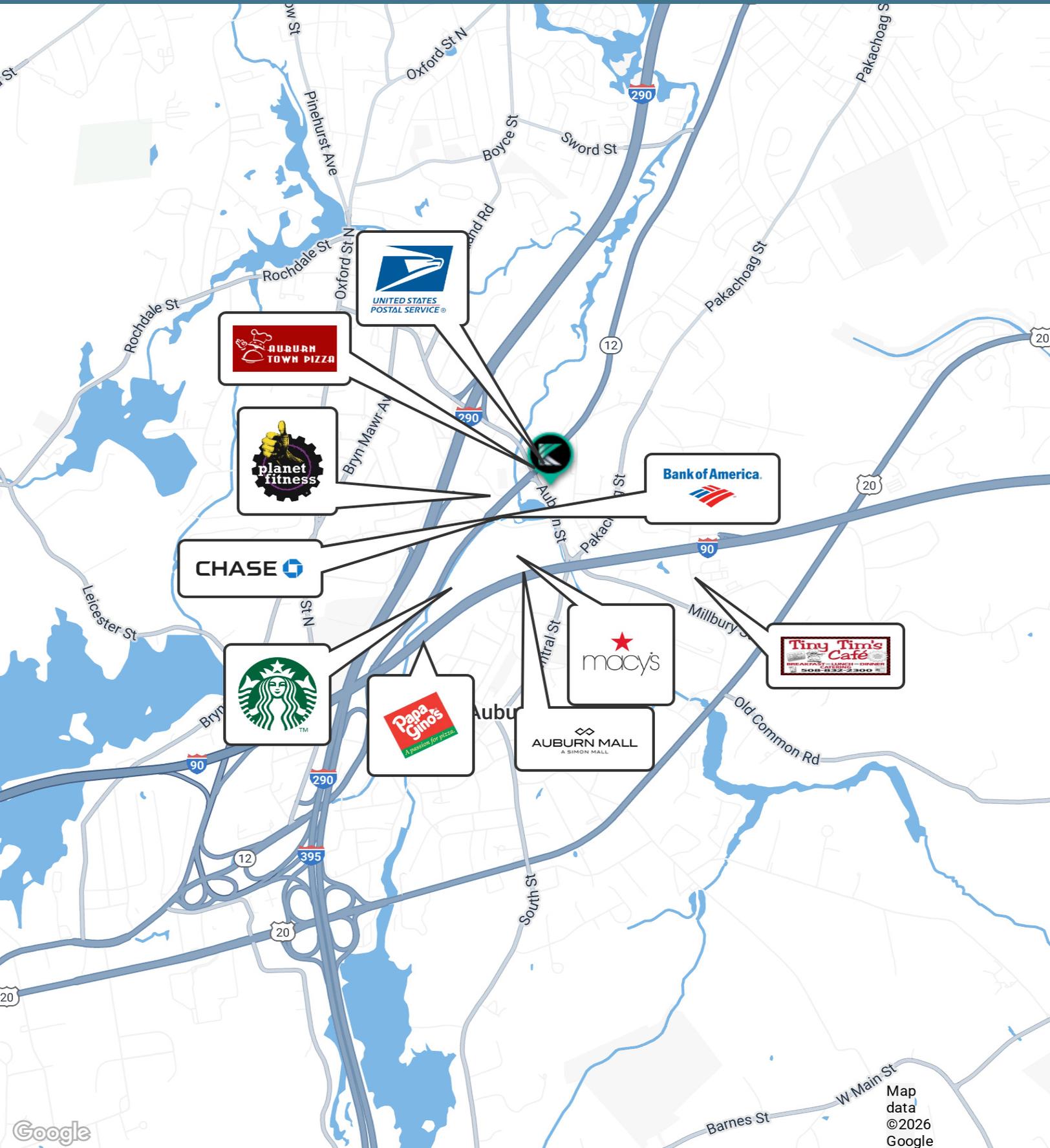
Property Type	Office
Available SF:	± 936 SF
Building Size:	2,787 SF
Zoning:	LB
HVAC:	Oil/ Hot Water
Parking:	Ample, Off-street
Lease Rate:	\$25 per SF plus utilities

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,982	16,721	65,567
Total Population	4,924	44,766	171,254
Average HH Income	\$125,219	\$105,063	\$93,671



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Location Map



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