

Village 106, LLC

23 & 25 Messenger Street
Plainville, MA 02762

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Plaza Overview

Village 106 consists of two identical 15,000 square foot, 9-unit buildings. Each building is separately deeded and individual properties adjacent to one another. Consisting of 18 commercial units, two levels and 30,000 square feet of retail space, the plaza is almost at 100% occupancy. Property's interior & exterior just completed a \$2- million dollar transformation.

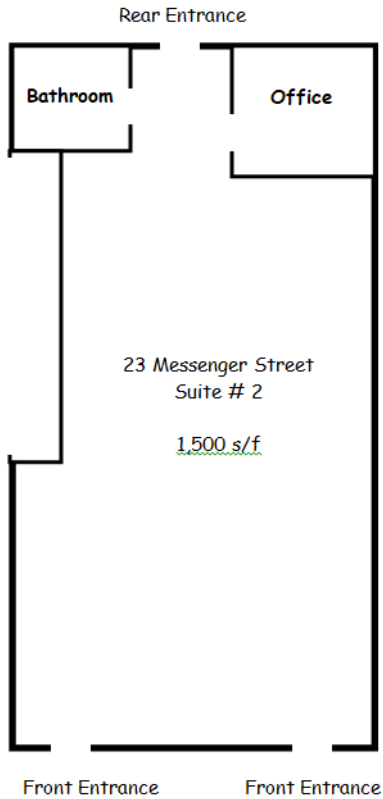
High visibility, exposure & traffic count. Plaza is located along Route 106 Plainville near the intersection of Route 152 at the North Attleboro line. This is the gateway for area residents traveling to and from: Plainville, Foxboro, North Attleboro, Attleboro, Mansfield and Wrentham. All units are individually metered with separate electric & natural gas, brand new HVAC systems and wide open floor plans with no obstructions. Elevators, fully sprinkled building and fire alarm system tied into local fire department. Parking for 100+ vehicles and a 2,000 s/f exterior courtyard area with tranquil water feature.

Plaza Tenant Mix

Plaza Tenants Include: Farm-to-Table Café / Restaurant, Body Fitness, Harmony Chiropractor, Discovery Day Care, Lieberman Law Office, GuaranteedRate Mortgage, Essence Nail Salon, Movement Mortgage, Large Law Firm, H & G Day Spa, Champagne CPA Firm, Glammed Hair Salon and Keller Williams Elite Real Estate Office with 200+ employees.

Subject Unit Space Available – 23 Messenger Street

- **Unit 4:** 1,500 sf (\$2,050 / month) **LAST SPACE AVAILABLE**



For Lease – Unit Details

- Individually metered units with separate electric & natural gas;
- Fully sprinkled building with fire alarm system connected to local Fire Department;
- Well-lit parking for 100+ vehicles on newly paved lot;
- Brand new HVAC (heat & a/c);
- Rent includes all taxes, insurance, maintenance, snow removal, (NNN / CAM included);
- High traffic count & visibility;
- Plenty of signage on building and main street sign;
- Interior offers clear-span, wide open floor plan with no obstructions.

Landlord Delivery of Premises to Tenant

Delivered two-months after signing of lease (no rent during this period)

Landlord will deliver the premises to new tenant in a “vanilla shell” which includes: brand new HVAC, new suspended (drop) ceiling tiles, new led 2 x 4 lighting, walls with finished sheetrock ready for your paint selection and floors with no material ready for your specific covering.