

OFFICE SPACE FOR LEASE

MIDSTATE OFFICE PARK

Midstate Drive, Auburn, Massachusetts



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PROPERTY DESCRIPTION

Drew Higgins and Brian Johnson of Kelleher & Sadowsky Associates, Inc. are pleased to offer the availability of professional office space located at the Midstate Office Park in Auburn, MA. Comprised of five modern office buildings, there are a variety of suites available that can be built-out and modified for each tenant's space needs. The property offers over 600 surface parking spaces, a ratio of 5 spaces per 1,000 SF, that provide easy and accessible parking for clients and employees. Each building is well maintained and home to a handful of different industries. The Midstate Office Park is located just off Route 12 and the Mass Pike, providing easy access throughout Central Massachusetts and the New England region. Please give us a call today to schedule a tour!

OFFERING SUMMARY

| | |
|----------------|---|
| Property Type: | Professional Office |
| Available SF: | Building 15: ±804 SF Building 15: ±1,092 SF Building 27A: ±11,280 SF Building 27B: ±9,500 SF |
| Lot Size: | 20 Acres |
| Zoning: | HB - Highway Business |
| Lease Rate: | \$17.50 - \$19.50/SF/yr (+ Electric & Janitorial) |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,269 | 47,758 | 148,526 |
| Total Population | 3,145 | 126,673 | 382,554 |
| Average HH Income | \$75,912 | \$59,989 | \$69,936 |

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Lease Spaces



LEASE INFORMATION

| | | | |
|--------------|--------------------------|-------------|-------------------------|
| Lease Type: | + Electric & Janitorial | Lease Term: | Negotiable |
| Total Space: | ±804 Sf up to ±11,280 SF | Lease Rate: | \$17.50 - \$19.50 SF/yr |

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------------|-----------|----------------|---------------|--|
| Building 15 - Suite 202 | 804 SF | Modified Gross | \$17.50 SF/yr | Open Office Space |
| Building 15 - Suite 214 | 1,092 SF | Modified Gross | \$17.50 SF/yr | Open office space with private office and IT/storage room |
| Building 27A - Suite 200 | 11,280 SF | Modified Gross | \$19.50 SF/yr | Subdividable space with private offices, conference room space, training areas, and natural light throughout |
| Building 27B - Suite 201 | 9,500 SF | Modified Gross | \$19.50 SF/yr | Open office space with three (3) private offices, can be subdivided down to ±5,000 SF. |

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Area Amenities

