

OFFICE SPACE FOR LEASE

# 21 EAST MAIN STREET

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*Westborough, MA 01581*



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## PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present office space available at 21 East Main Street. This property has great visibility, is conveniently located on East Main Street at the entrance to Bay State Commons, and is in close proximity to Route 9 and I-495. The ±3,163 SF space is well suited for several uses including accountants, lawyers, and other professional office users. There are many retail amenities in close proximity to the building along with ample on-site parking.

## OFFERING SUMMARY

Property Type:	Mixed Use
Building Size:	16,000 SF
Year built	1900
Lot Size:	1.25 Acres
Parking:	74 Spaces
Available Space:	3,163 SF
Lease Rate:	\$18.00 SF/YR (Gross)

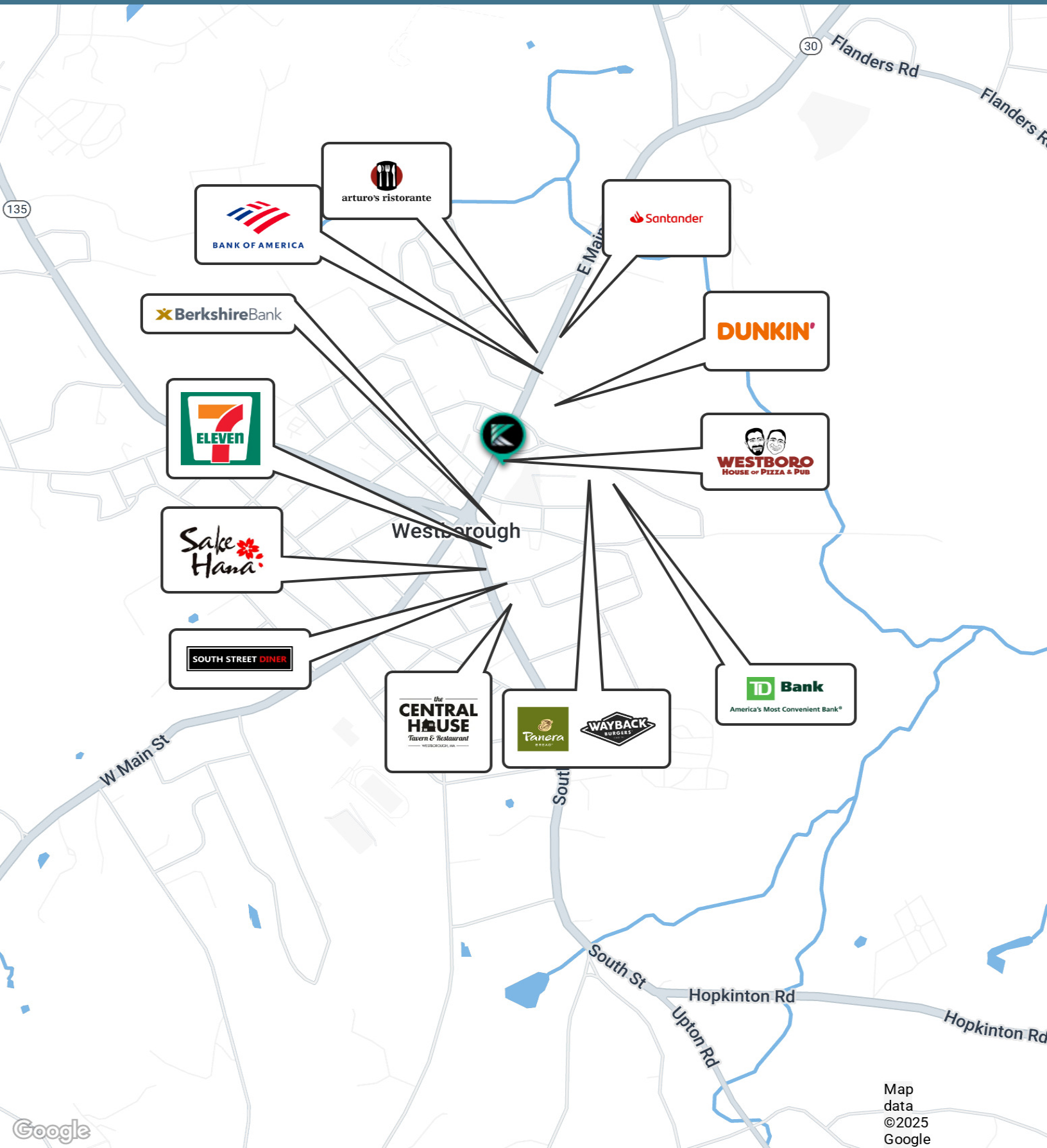
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,890	8,599	20,550
Total Population	4,751	24,137	57,644
Average HH Income	\$94,994	\$121,653	\$124,467





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Location Map



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