



35 Main St

35 Main St, Fitchburg, MA 01420



Scott Simpson

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35 Main St

\$22.00 /SF/Yr

This is a perfect location for an office or retail business. The Inter-modal (Train) Station is right across the street, Fitchburg State University is only a block away and the traffic count is nearly 20,000 cars a day. The building has a very contemporary appearance and will be an attractive home for your business. There are 19 parking places on site as well as public parking on side roads and across the street. The building can have up to 3 tenants with spaces ranging from 1100 to 2860 sqft. Everything is brand new in the building and the owner can assist in any build out required. This is a perfect location for a restaurant, coffee shop, fast food, or professional office for accountants, attorneys, insurance agencies, real estate firms or other professions....

- Downtown Location
- Across Street from Train Station
- Next to University



Rental Rate: \$22.00 /SF/Yr

Min. Divisible: 1,000 SF

Property Type: Retail

Property Sub-type: Storefront Retail/Office

Gross Leasable Area: 6,136 SF

Year Built: 1900

Walk Score ®: 77 (Very Walkable)

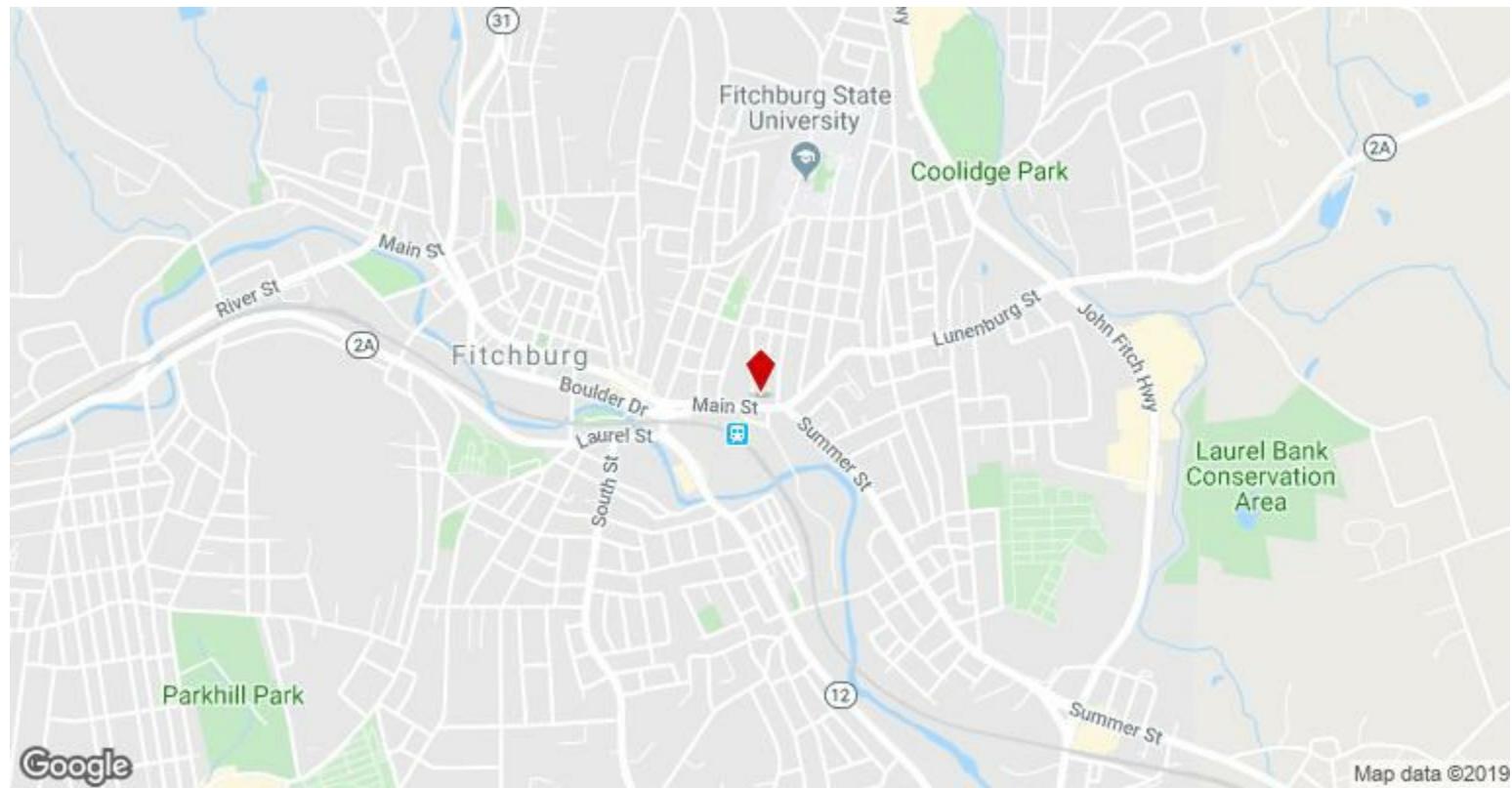
Transit Score ®: 46 (Some Transit)

Rental Rate Mo: \$1.83 USD/SF/Mo

1st Floor Ste 1

1

Space Available	1,000 - 5,088 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable



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Property Photos

