



**FOR LEASE**

OFFICE & MEDICAL SPACE  
AVAILABLE



**42 WINTER STREET**

42 Winter Street, Pembroke, MA, 02359

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# 42 WINTER STREET CONDOS



## PROPERTY DESCRIPTION

The 42 Winter Street Condos, owned and managed by J.F Stearns Company, Inc. are well maintained office suites with many appealing features for professional office and healthcare users.

## PROPERTY HIGHLIGHTS

- Various Floor Plans Available
- Amenity Rich Area
- Ample Parking On-Site
- In-Unit Bathrooms
- Close proximity to Pembroke Hospital

## OFFERING SUMMARY

- \$20.00/SF plus NNN
- Lease Term: Negotiable
- Suite 26: 4,106 SF Available
- Suite 33: 2,534 SF Available

## PROPERTY FACTS

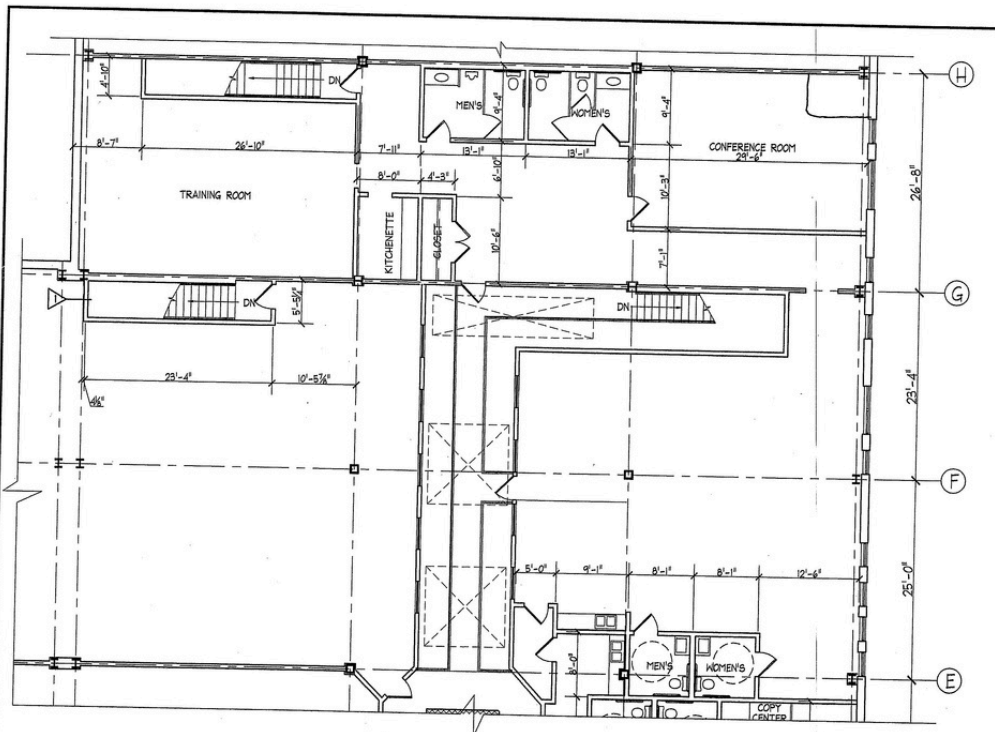
- ADA Compliant Building
- Zoning: Industrial A
- Electric: National Grid
- Gas: Eversource
- Built in 2004

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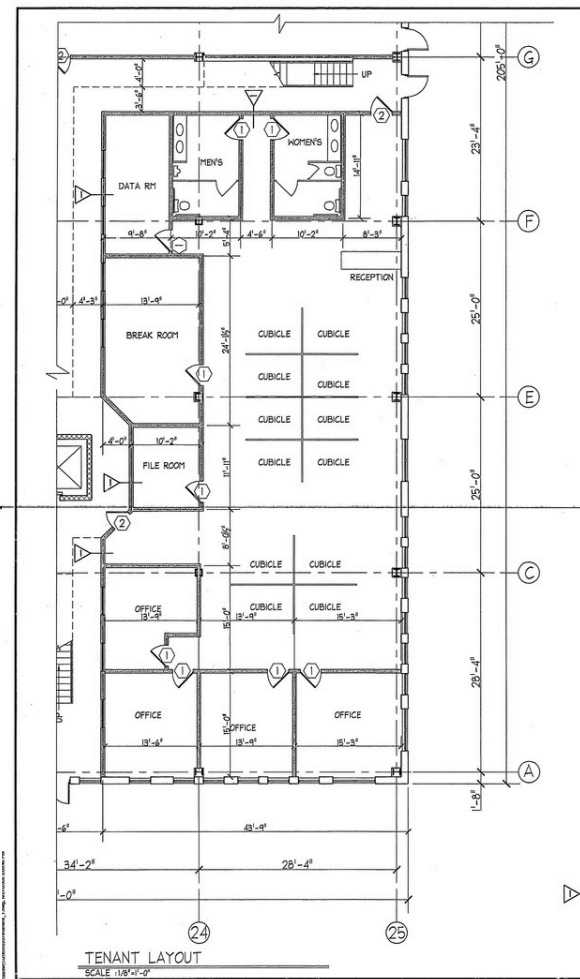
SUITE 26



SUITE 33



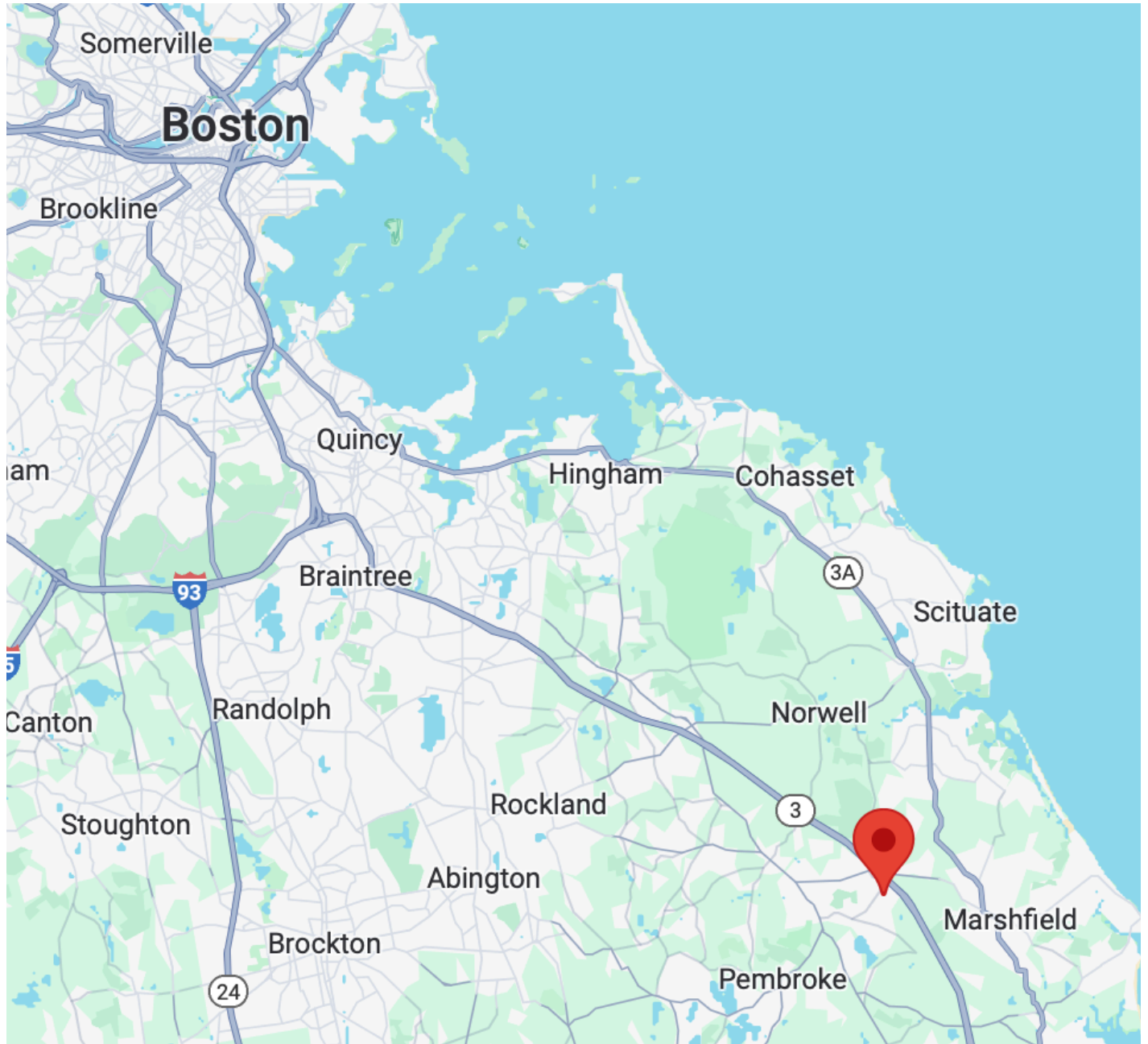
AS-BUILT TENANT LAYOUT  
SCALE 1/8"=1'-0"



TENANT LAYOUT  
SCALE 1/8"=1'-0"



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