



5,000-10,000 SF OFFICE/MEDICAL CONDO OR BUILDING FOR LEASE/SALE

230

**Maple Street
MARLBOROUGH, MA**

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Maple Street MARLBOROUGH, MA

NAI | Parsons Commercial Group | Boston is pleased to present the opportunity to purchase or lease 230 Maple Street. The property is available for sale as either two $\pm 5,000$ SF office condos or a single $\pm 10,000$ SF freestanding office building. For lease, options include $\pm 5,000$ SF on the first floor and suites ranging from $\pm 1,500$ to $\pm 3,500$ SF on the second floor.

Delivered vacant, this well-maintained building features multiple private offices and conference rooms, a full-building window line offering abundant natural light, and ample on-site parking.

Located in the heart of Marlborough's commercial district on Route 85, the property offers exceptional accessibility—just minutes from I-495 and Route 20, with direct connections to I-290 and the Mass Pike (I-90).

Surrounded by a strong mix of corporate campuses, retail, and dining amenities, this location provides convenience for both employees and visitors. It's an ideal setting for a professional office user seeking a highly visible, easily accessible location in a vibrant suburban market.



ADDRESS

230 Maple Street
Marlborough, MA



ASSET TYPE

Office



ZONING

B



PARKING

$\pm 4.00/1,000$ SF



BUILDING

$\pm 10,000$ SF
 ± 1 Acre



AVAILABLE

For Sale or Lease



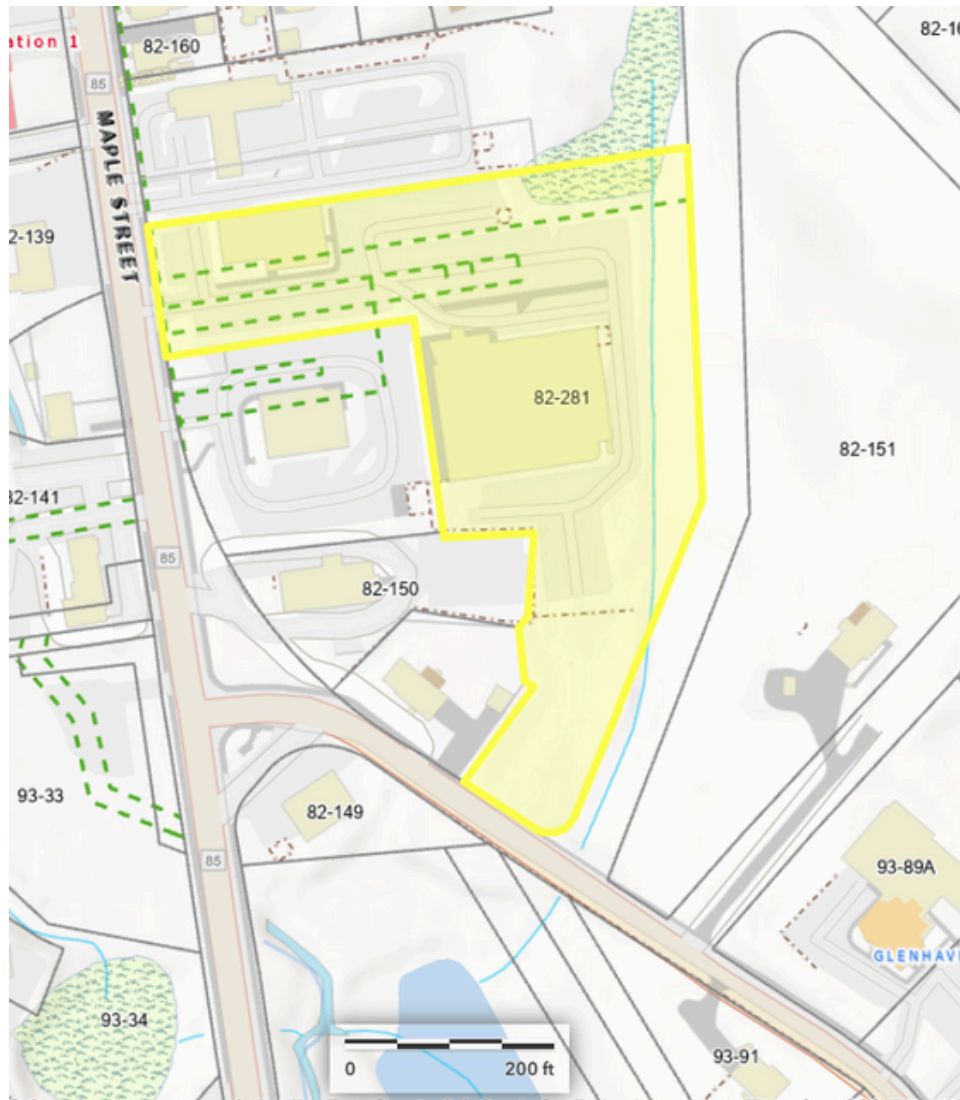
AVAILABLE FOR SALE OR LEASE

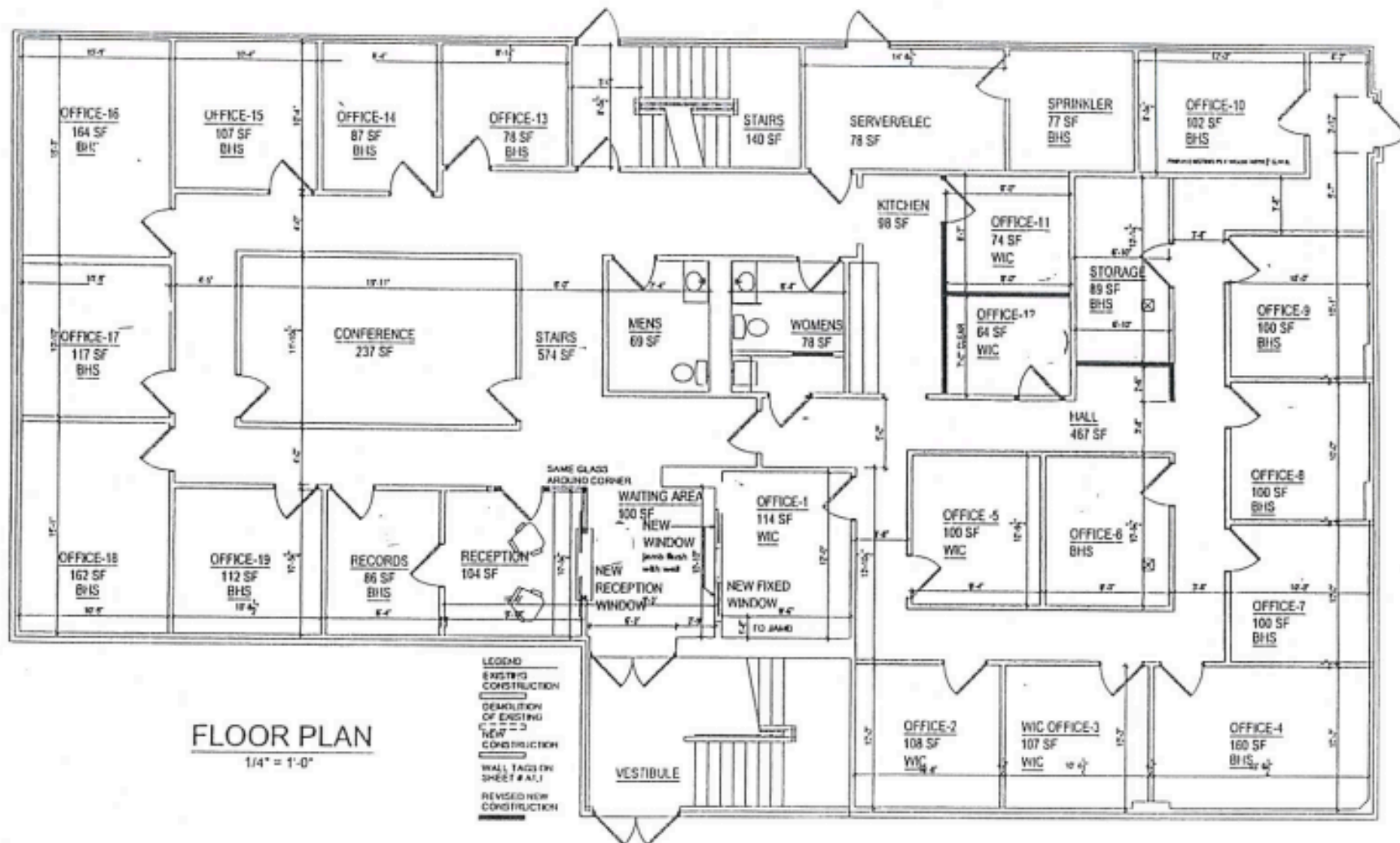
FOR SALE

Two $\pm 5,000$ SF Office Condos or
One $\pm 10,000$ SF Office Building

FOR LEASE

First Floor: $\pm 5,000$ SF
Second Floor: $\pm 1,500$ - $3,500$ SF



FLOOR PLANS
First Floor

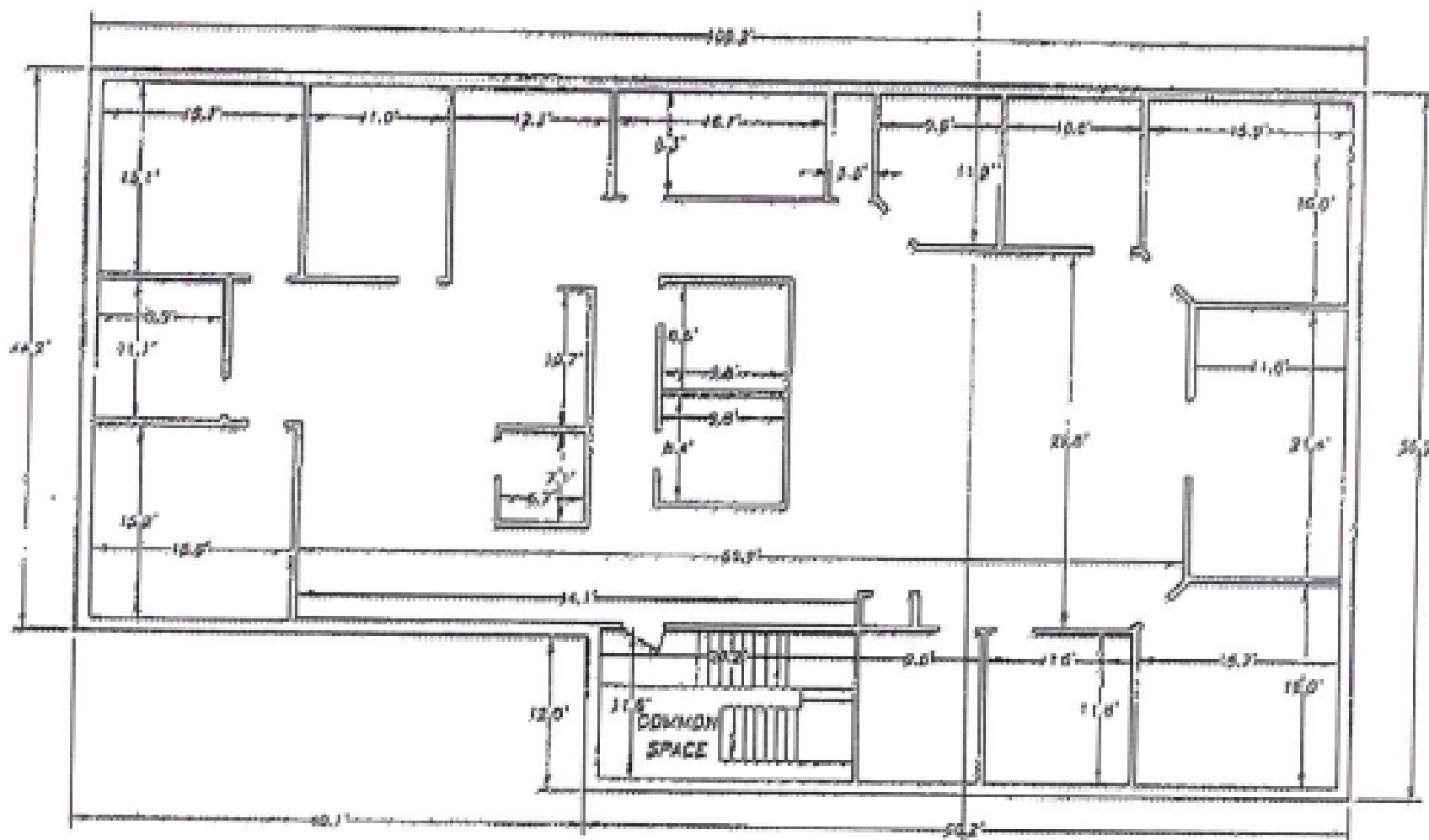
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Maple Street
MARLBOROUGH, MA

FLOOR PLANS

Second Floor

NAI Parsons Commercial
Group Boston





Amenity-Rich Setting with Exceptional Highway Access

Located on Route 85 in the heart of Marlborough's commercial corridor, 230 Maple Street offers exceptional visibility with high traffic counts and prominent frontage next to McDonald's. The property provides unmatched convenience with immediate access to I-495, Route 20, I-290, and the Mass Pike (I-90). Surrounded by retail, restaurants, hotels, and major corporate campuses, it's an ideal location for businesses seeking accessibility, visibility, and everyday conveniences for employees and clients.

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For More Information:



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