



# FOR LEASE

## MIDSTATE OFFICE PARK

MIDSTATE DRIVE, AUBURN, MA  
01501



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

### DREW HIGGINS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Building Size:	21,670 SF
Available SF:	861 - 19,793 SF
Zoning:	HB - Highway Business
Utilities:	Lessee is responsible for electricity from plugs & lights, janitorial within the suite
Lease Rate:	\$12.00 - 19.00 SF/yr (MG)

PROPERTY OVERVIEW

Five modern office buildings. Office suites of various sizes are available in this thoroughly Modern Office Park. Interior design and built-out to tenant specification. Acres of parking. Join our list of prestigious tenants. They include: E-Z Pass/Mass Pike, National Grange Mutual Insurance, Paychex North America, Lenard Engineering, Compassus Health Care, Mortgage Network, Advanced Title & Escrow, EPay Solutions, Peace of Mind Counseling, Advanced Title and Escrow, Apex K Home Care, David Fisher Companies, Riverside Community Care, Insurance Fraud Bureau, Employers Association of NE, Industrial Hearing and Testing, Worcester Regional Retirement System, Nortek USA, Sparhawk Asset Management, MassMEP, Clean Energy, Complete Payroll Services, Vertical Resources Group, Canna-Wise Alternative Medicine and Crater Communications.

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



**Kelleher  
& Sadowsky**

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## AVAILABLE SPACES



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 15 - Suite 100	5,170 SF	Modified Gross	\$17.50 SF/yr	Large open bay & private offices
Building 15 - Suite 214	1,092 SF	Modified Gross	\$17.50 SF/yr	A Nice and bright suite
Building 15 - Suite 215	4,096 SF	Modified Gross	\$17.50 SF/yr	Many private offices. Subdivision potential to 1,500 to 2,000 square feet.
Building 23 - Suite 112	861 SF	Modified Gross	\$12.00 SF/yr	Storeroom Users Only
Building 23 - Suite 114	2,550 SF	Modified Gross	\$17.50 SF/yr	Private offices, open bay & kitchen
Building 23 - Suite 116	1,577 SF	Modified Gross	\$17.50 SF/yr	Nice array of private offices
Building 27-B - Suite 200	19,793 SF	Modified Gross	\$19.00 SF/yr	Open bay with peripheral offices. Suite 200 rebuild to tenant specifications. Subdivision anticipated



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## ADDITIONAL PHOTOS



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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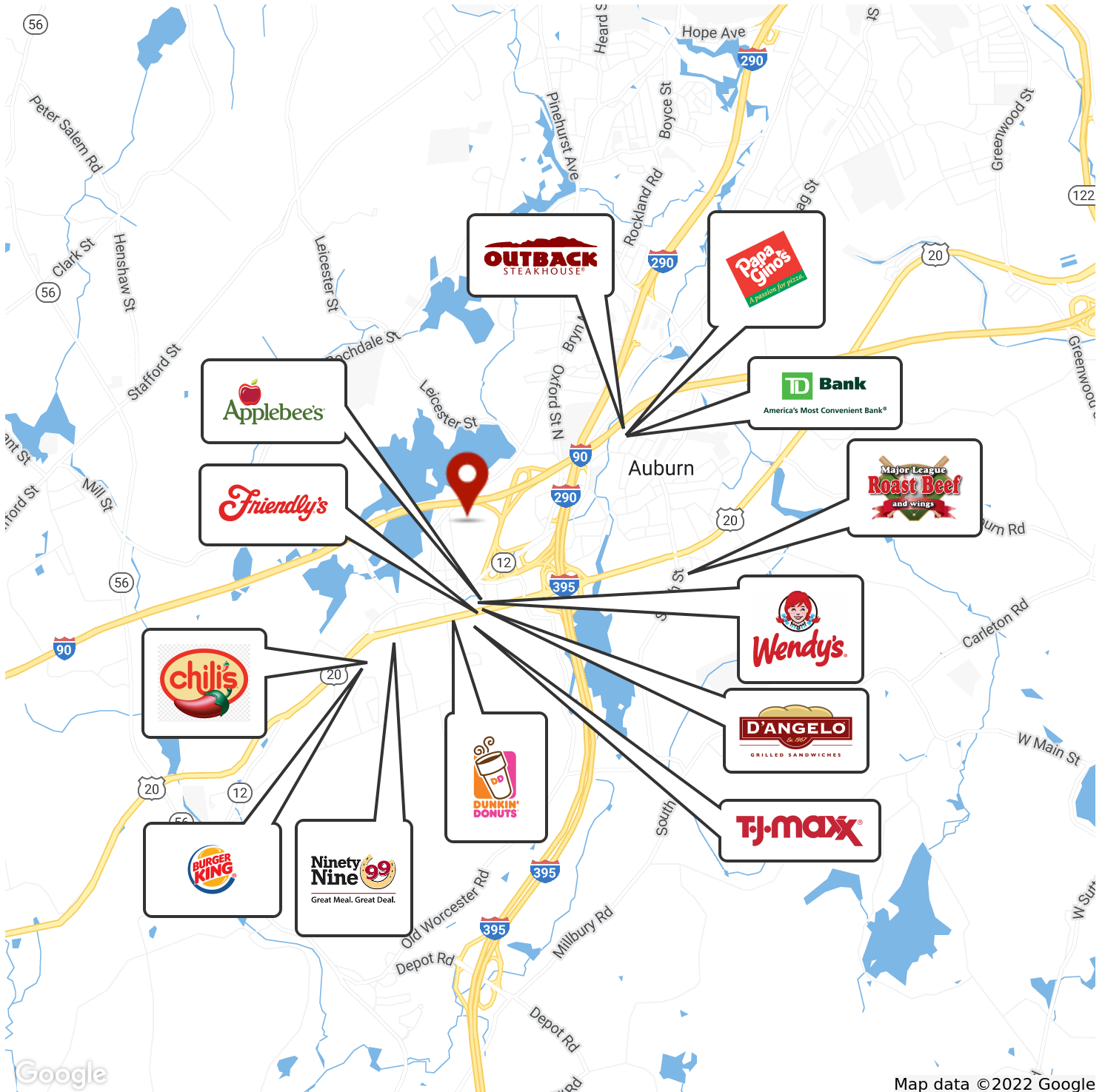
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## AREA AMENITIES



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