

OFFICE SPACE FOR SUBLICENSE

50 WASHINGTON ST

Westborough, Massachusetts



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PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates, Inc. is pleased to present a unique sublease opportunity at 50 Washington Street, a premier Class A office building in Westborough, Massachusetts. Ideally situated just off Route 9 and moments from the I-495 interchange, this highly accessible location offers exceptional visibility and convenience.

This first-floor suite is located directly off the building's main lobby, providing ease of access for employees and visitors alike. The space can be delivered fully furnished. The building features a wide array of on-site amenities, including:

- Full-service cafeteria
- Modern fitness center
- Plentiful surface parking
- Loading dock access
- LEED Silver certification
- Walking and nature trails

In addition to its impressive on-site features, the property is just minutes from numerous restaurants, hotels, and retail amenities, making it an ideal choice for businesses looking to elevate their workspace.

For more information about this sublease opportunity, please contact the exclusive listing brokers at Kelleher & Sadowsky.

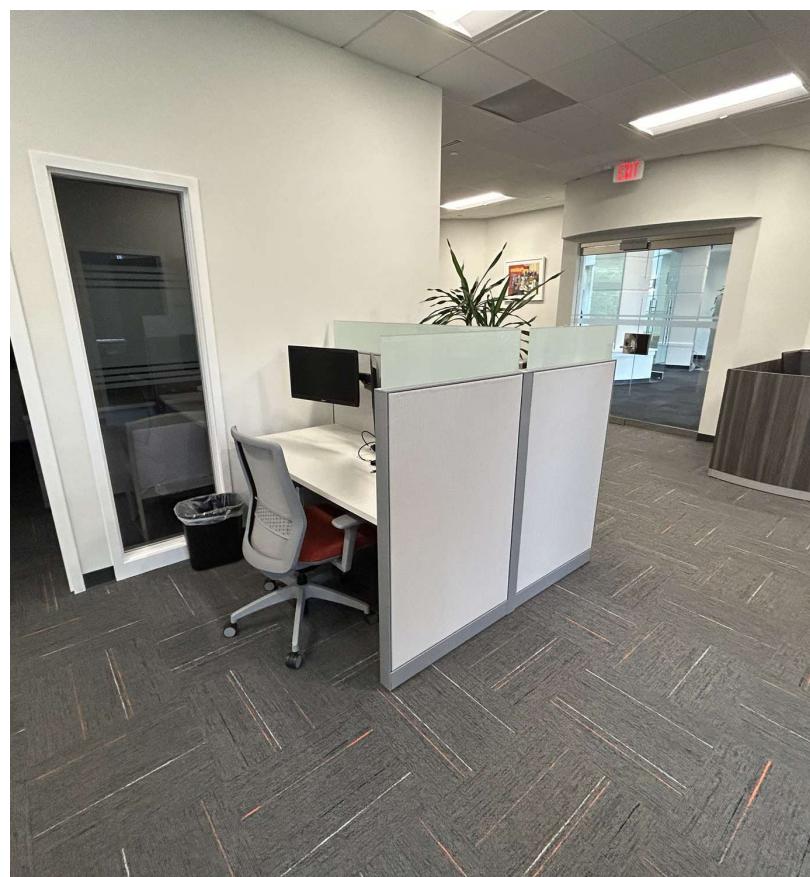
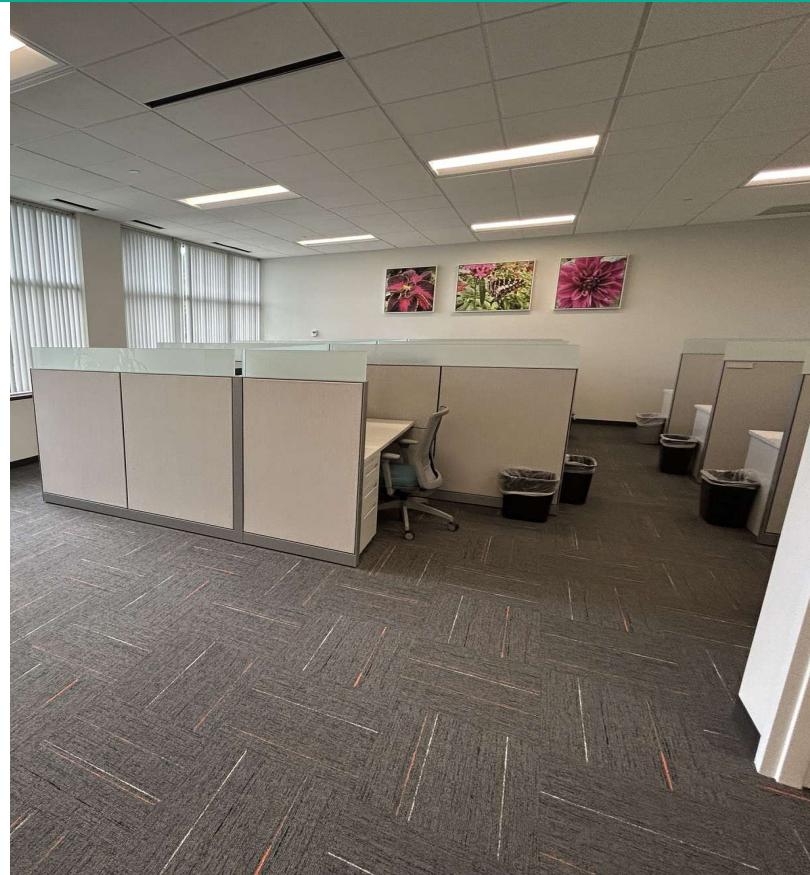
OFFERING SUMMARY

Address:	50 Washington Street, Westborough
Owner:	Carruth Capital
Building Size:	±93,500
Class:	A
Parking Ratio:	4/1,000 SF
Year Built/Renovated:	1989/2011
Space Size:	2,901 SF
Sublease Through:	May 31, 2028
Floor:	First
Sublease Rate:	\$17/SF, Full Service Gross
Occupancy:	Immediate
Buildout:	Fully Furnished

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,407	33,606	135,729
Total Population	19,992	87,666	357,352
Average HH Income	\$195,166	\$177,347	\$171,447

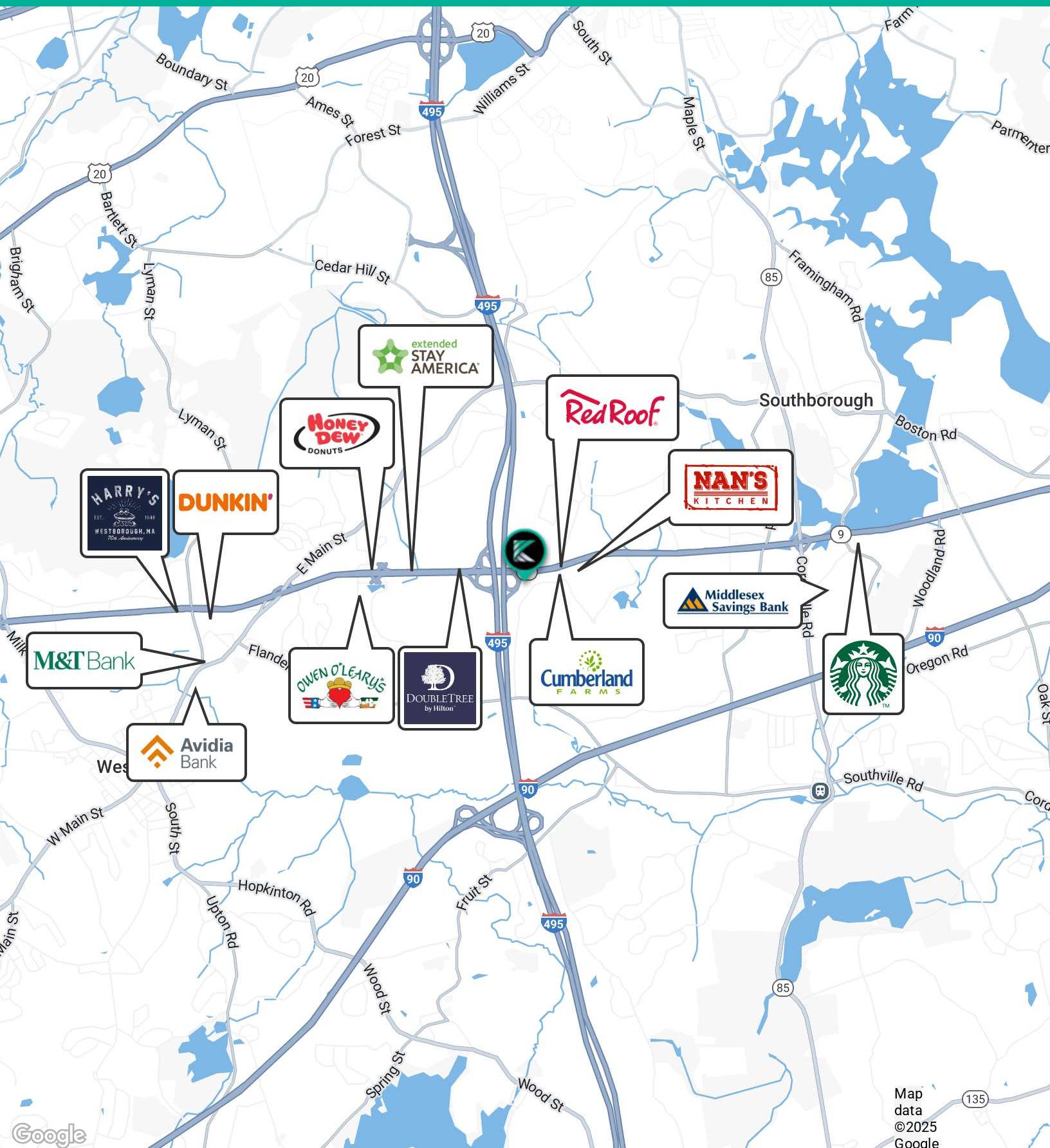
FOR LEASE • 50 WASHINGTON ST

Aerial Photo



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Location Map



Map data
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