

1 Westec Drive

AUBURN, MASSACHUSETTS



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PROPERTY OVERVIEW

±9,748 SF First-Floor Office Space Available for Lease

Will Kelleher, Drew Higgins, and Chris Naff of Kelleher & Sadowsky are pleased to present ±9,748 square feet of first-floor office space for lease at 1 Westec Drive in Auburn, Massachusetts.

This standalone office building is prominently located along Route 20, offering exceptional visibility and convenient access to nearby amenities, neighboring communities, and major transportation corridors. The property's strategic location provides immediate connectivity to I-290, I-90 (Massachusetts Turnpike), and Route 146, ensuring ease of access for both employees and clients.

The available ±9,748 SF suite features a functional and flexible layout suitable for a wide range of office and professional uses. The space can efficiently accommodate diverse operational needs and offers adaptability for various business configurations.

Additional highlights include ample on-site parking and strong regional accessibility, making this an outstanding opportunity for companies seeking a well-located and professional office environment.

For additional information or to schedule a private tour, please contact Kelleher & Sadowsky.

Lease Rate: \$22.50/SF (NNN)



PROPERTY SPECIFICATIONS

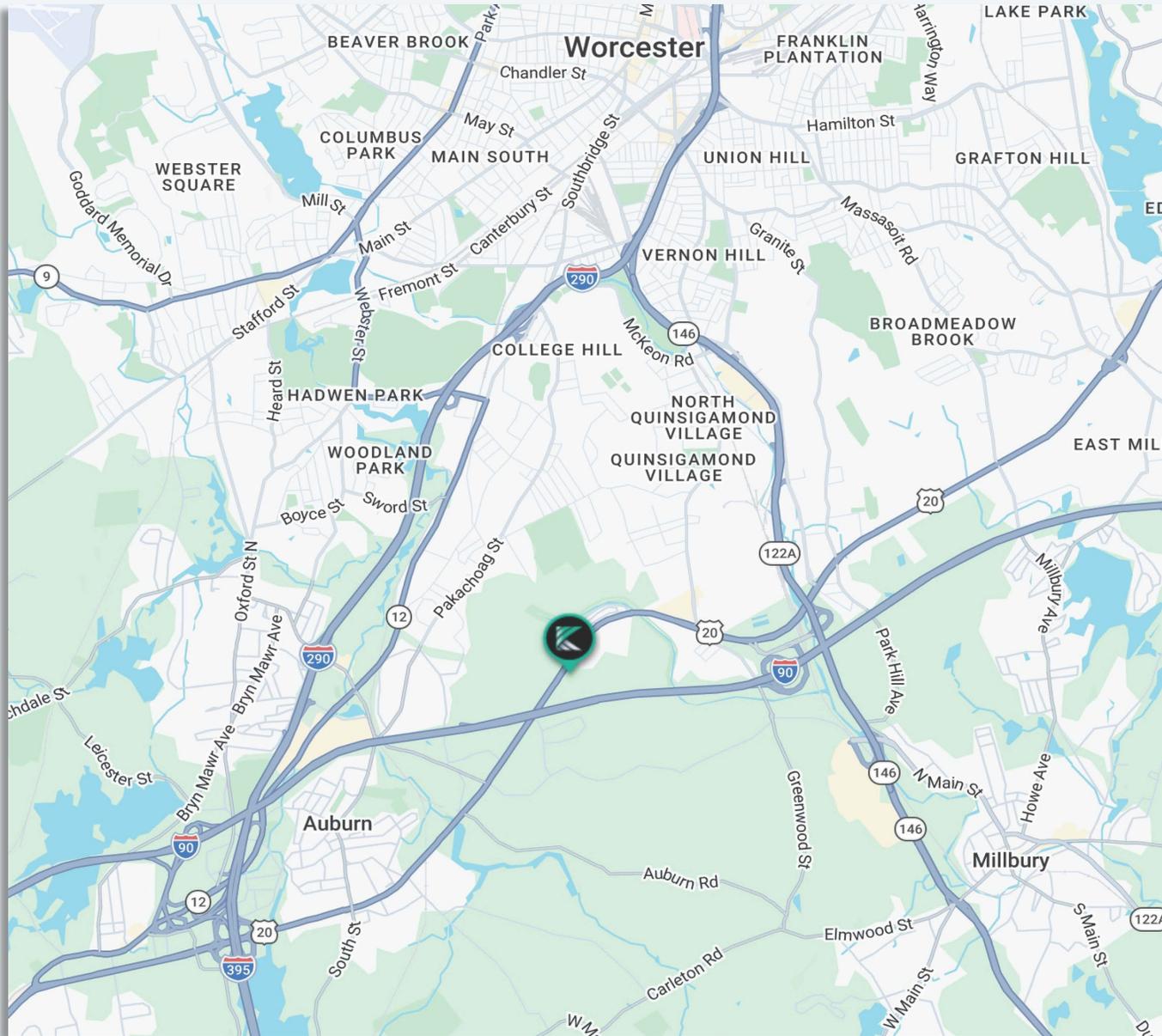
| | | | |
|----------------------|-----------------------|-------------------|---|
| Building Size | ± 9,748 SF | Year Built | 2000 |
| Land Area | ± 1.5 Acres | Utilities | Town of Auburn Water & Sewer, Natural Gas, National Grid Electric |
| Zoning | Highway Business (HB) | Parking | ± 50 Spaces |
| Property Type | Office | Lease Rate | \$22.50/SF (NNN) |



LOCATION & AREA AMENITIES



ACCESSIBILITY



| ROUTE | MILES | APPROXIMATE TRAVEL TIME |
|-----------|-----------|-------------------------|
| I-90 | 2 miles | 6 minutes |
| I-290 | 1.5 miles | 5 minutes |
| I-190 | 17 miles | 25 minutes |
| Route 20 | Immediate | - |
| Route 9 | 8 miles | 15 minutes |
| Route 146 | 7 miles | 15 minutes |



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