

FORMER BANK/RETAIL SPACE FOR LEASE



21 EAST MAIN STREET

WESTBOROUGH, MA 01581



TODD ALEXANDER

Executive Vice President

alexander@kelleher-sadowsky.com

O: 508.841.6201

C: 508.981.7014

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail/Office
Building Size:	16,000 SF
Year Built:	1900
Lot Size:	1.25 acres
Parking:	74 spaces
Available Space:	• ± 3,272 SF • ± 2,640 SF
Contiguous Space:	±5,912 SF
Lease Rate:	\$25.00 SF/yr (NNN)

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present a former bank/retail space available at 21 East Main Street. This property has great visibility, is conveniently located on East Main Street at the entrance to Bay State Commons, and is in close proximity to Route 9 and I-495. The available retail spaces are ±3,272 SF and ±2,640. The two spaces are contiguous and can be combined for a total of ±5,912 SF. There is an existing drive-through with space for an ATM. There is building signage provided with the space as well as top position on the monument sign. The space is well suited for several uses including banks, retail, medical, etc. There are many retail amenities in close proximity to the building, along with ample on-site parking.



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120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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ADDITIONAL PHOTOS



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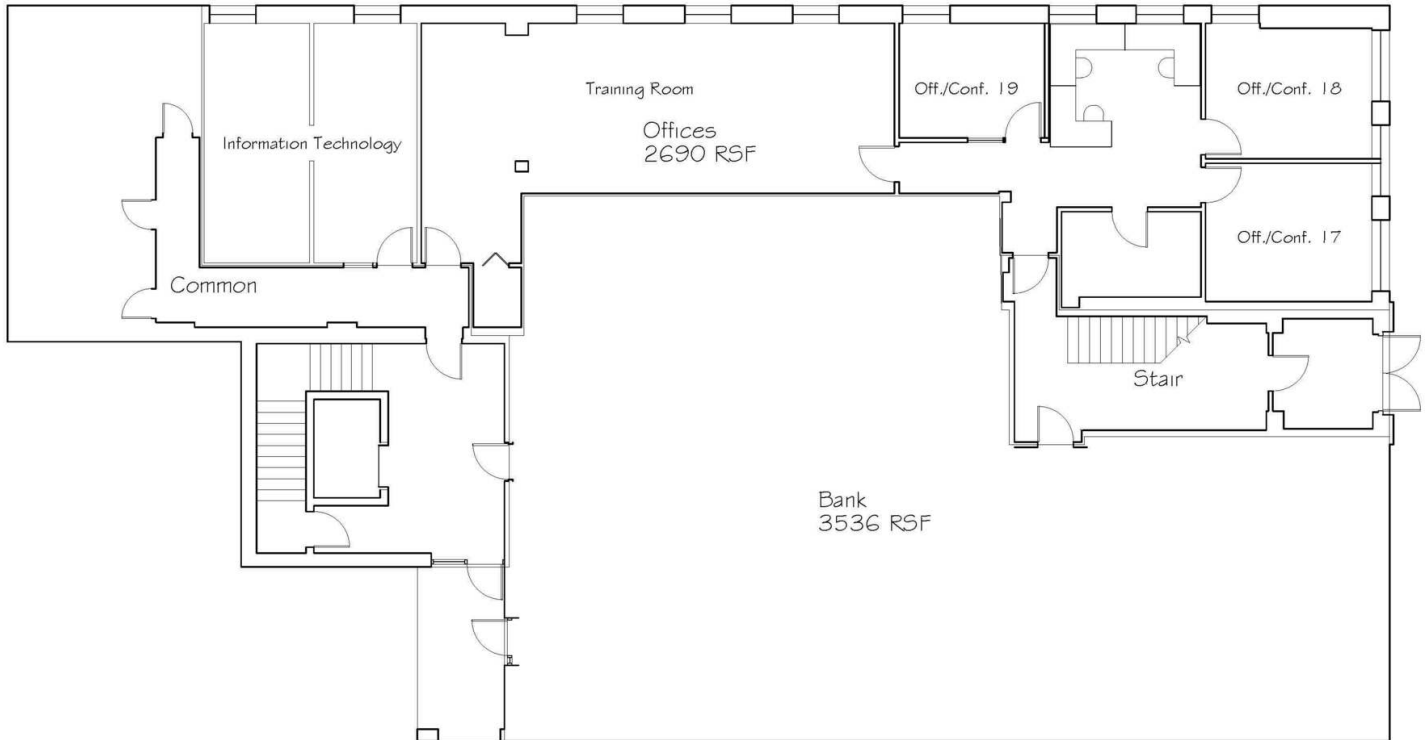
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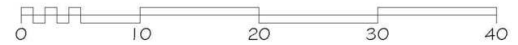
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FLOOR PLAN



First Floor Plan
Alexander, Aronson, Finning & Co., P.C.
21 East Main Street, Westborough, MA

Scale: 1/8" = 1'-0" at 11"x17"
Daniel Lewis AIA, Architect
January 31, 2017



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LOCAL AMENITIES



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