



OFFICE SPACE FOR LEASE



PROPERTY OVERVIEW

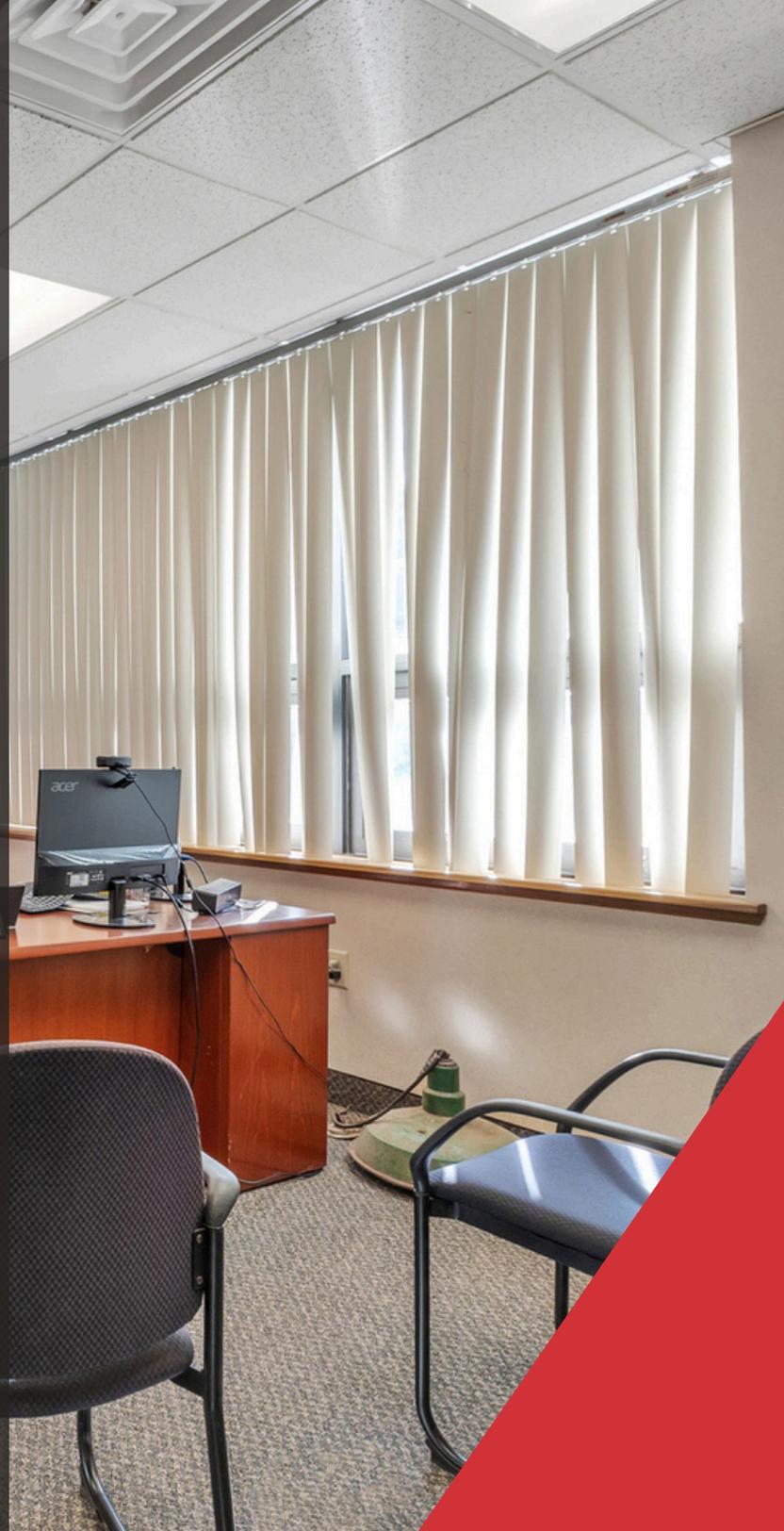
80 Optical Drive now has 12,000 square feet of first and second floor office space available. A mixture of private offices, conference rooms and waiting areas the first floor is well suited for general office and/or behavioral health and non-profits. The second floor space requires a full buildout at the landlord's expense for a reputable tenant and can be well equipped for any office, R&D, or life science uses. To schedule a showing please reach out to the listing agents.

The 32,592 square foot building, anchored by the Department of Transitional Assistance, is in the the heart of the Southbridge Innovation Center, a sprawling campus that spans over one million square feet of hotel, office, manufacturing, and R & D space. A mainstay in the town, The Innovation Center is an updated version of the original park that housed the American Optical Company in the town of Southbridge for 160 years.

PROPERTY HIGHLIGHTS

EXECUTIVE SUMMARY

| | |
|--|-----------------|
| ASKING PRICE: | CALL TO INQUIRE |
| 1 ST FLOOR OFFICE AVAILABILITY: | 6,000 SF |
| 1 ST FLOOR INDUSTRIAL AVAILABILITY: | 13,000 SF |
| 2 ND FLOOR AVAILABILITY: | 5,963 SF |
| TOTAL SQUARE FOOTAGE: | 34,150 SF |
| LOT SIZE: | 1.96 ACRES |
| ZONING: | B |
| YEAR BUILT/RENOVATED: | 1918 2004 |
| PARKING: | +40 |
| LOADING: | 7 GARAGE BAYS |



HIGHLIGHTS



LOCATED IN SOUTHBRIDGE INNOVATION CENTER

AMPLE PARKING - 40+ SPACES



6,000 SF FIRST FLOOR OFFICE SPACE SUITABLE FOR CORPORATE | BEHAVIORAL HEALTH | NON PROFIT USES

13,000 SF INDUSTRIAL SPACE AVAILABLE - 7 GARAGE BAYS, 12' CLEAR HEIGHT



6,000 SF FLEX OFFICE SPACE SUITABLE FOR OFFICE | R&D | LIFE-SCIENCE USES

32,592 SF BUILDING

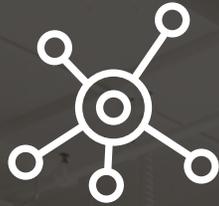


1.96 ACRE FOOTPRINT

ANCHORED BY MASSACHUSETTS DEPARTMENT OF TRANSITIONAL ASSISTANCE



SOUTHBRIDGE MARKET



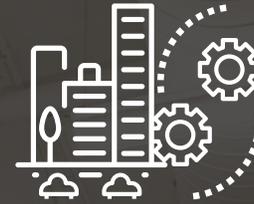
TECH | INNOVATION HUB

Located in the Southbridge Innovation Center, 10 Cabot Street offers great visibility and potential upside for investors. The Innovation Center offers a professional environment and ensures maximum visibility within the commercial and industrial landscape.



ECONOMIC INCENTIVES

Massachusetts offers incentives like R&D tax credits and job creation incentives, enhancing Southbridge's appeal for businesses.



ROBUST INFRASTRUCTURE

Southbridge's industrial sector stands as a testament of innovation and adaptability, serving as a central hub for industrial activities, including manufacturing, emerging technology, and a strong presence of learning, research, and development for local and national companies alike.



COLLABORATIVE ECOSYSTEM

Greater Boston's collaborative business environment fosters innovation and partnerships, particularly beneficial for research-intensive industries seeking collaborations.

EXTERIOR PHOTOS



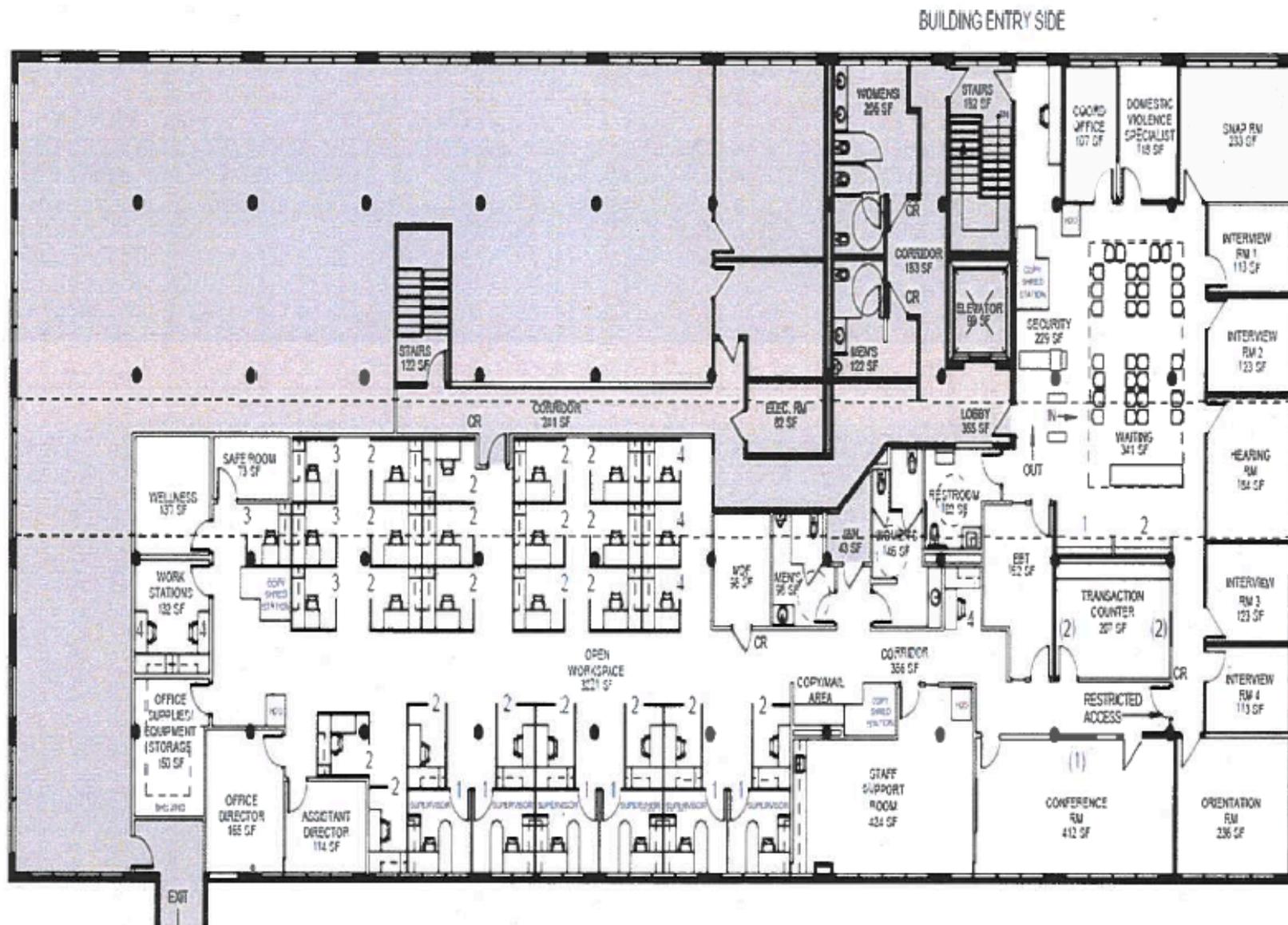
FIRST FLOOR PHOTOS



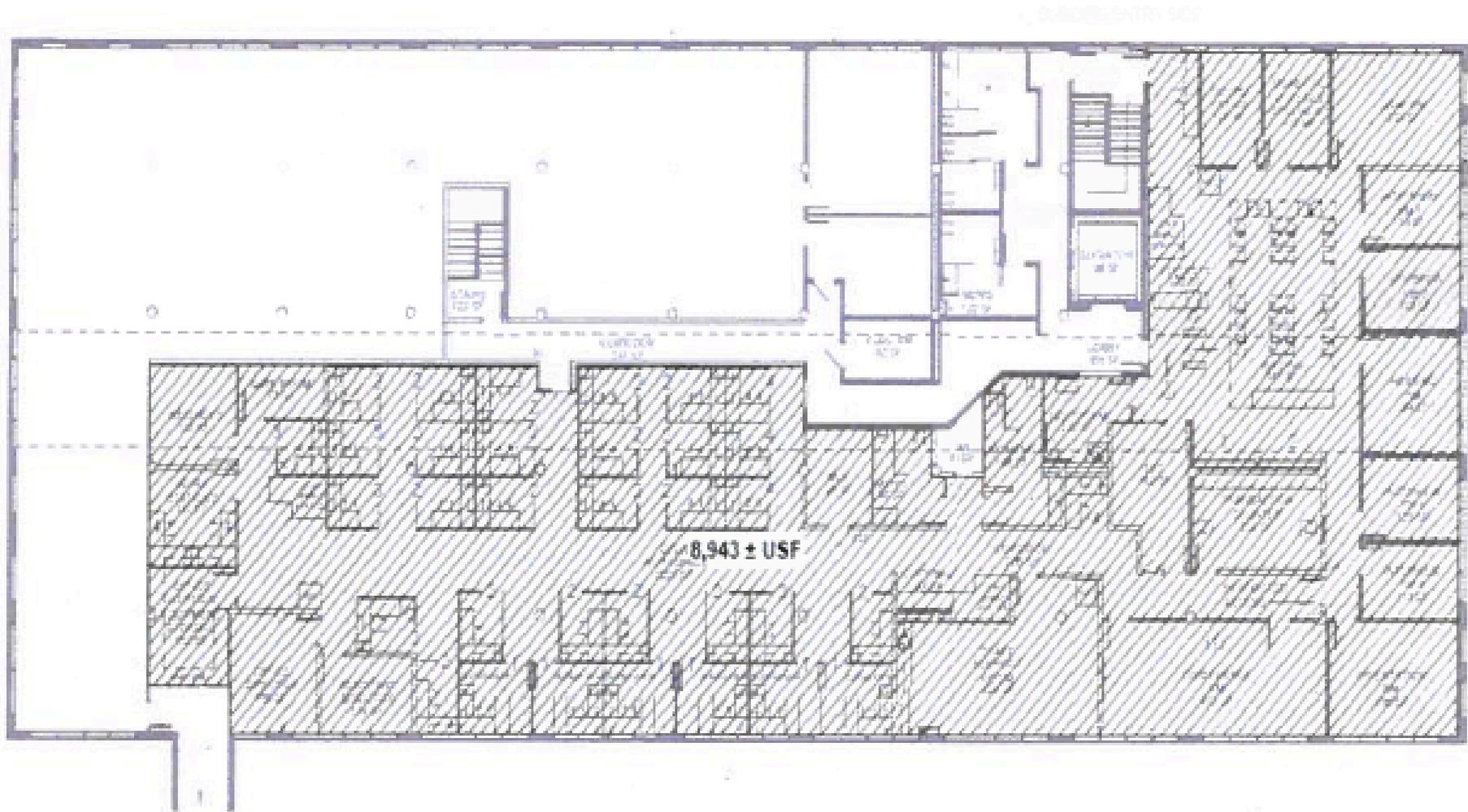
SECOND FLOOR PHOTOS



FLOORPLANS



FLOORPLANS

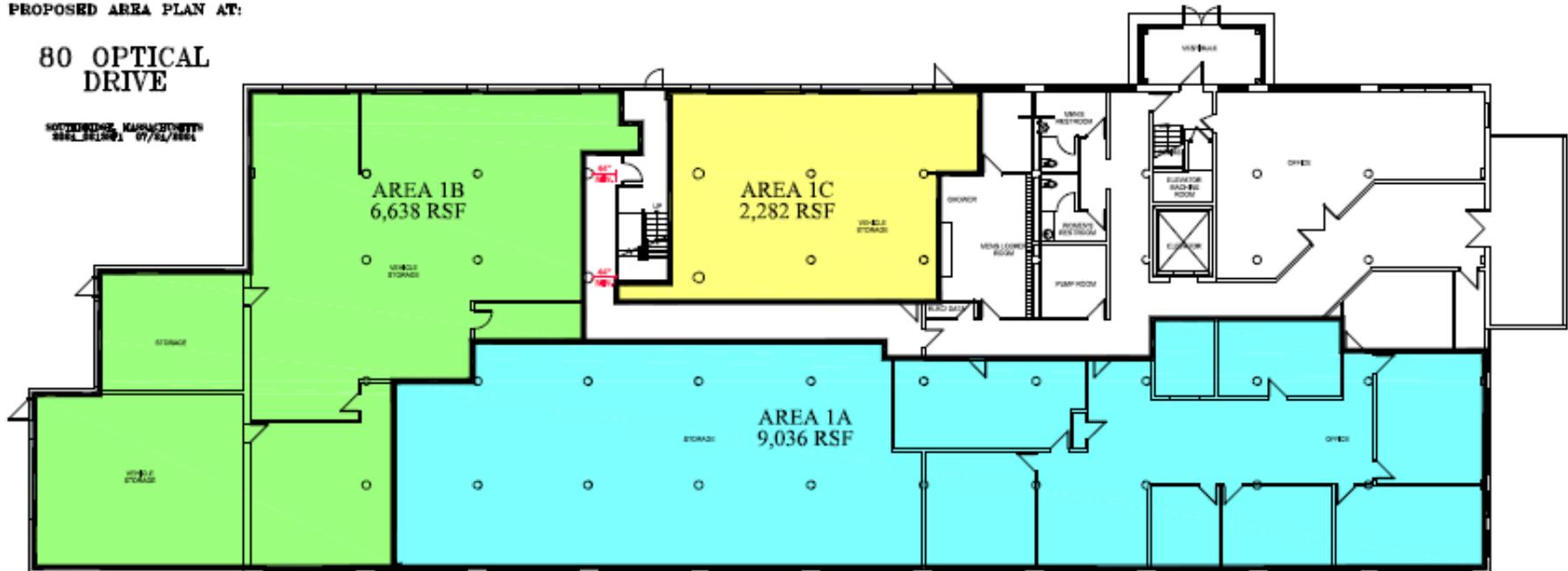


FLOORPLANS

PROPOSED AREA PLAN AT:

80 OPTICAL
DRIVE

SOUTHERN MASSACHUSETTS
SHEL #21291 07/21/2004



FIRST FLOOR AREA PLAN
AREA PLAN - NOT FOR CONSTRUCTION

INFORMATION BY OTHERS
NO FIELD CONFIRMATIONS HAVE BEEN MADE

LOCATION MAP



abot St

Wells St

Optical



Lensdale Pond

169

169

E Main St

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