

MEDICAL OFFICE/PROFESSIONAL OFFICE FOR LEASE

200 COMMERCE DRIVE

Northbridge, Massachusetts



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 200 Commerce Drive as available for lease. 200 Commerce Drive is a recently constructed Class A medical office building in Northbridge, Massachusetts. There are two suites available for lease on the second floor, which offer exceptional opportunity for healthcare providers of professional office users seeking quality space in a convenient location. The two suites offered are 3,291 RSF and 4,480 RSF, or a full floor user could be accommodated with 8,750 RSF.

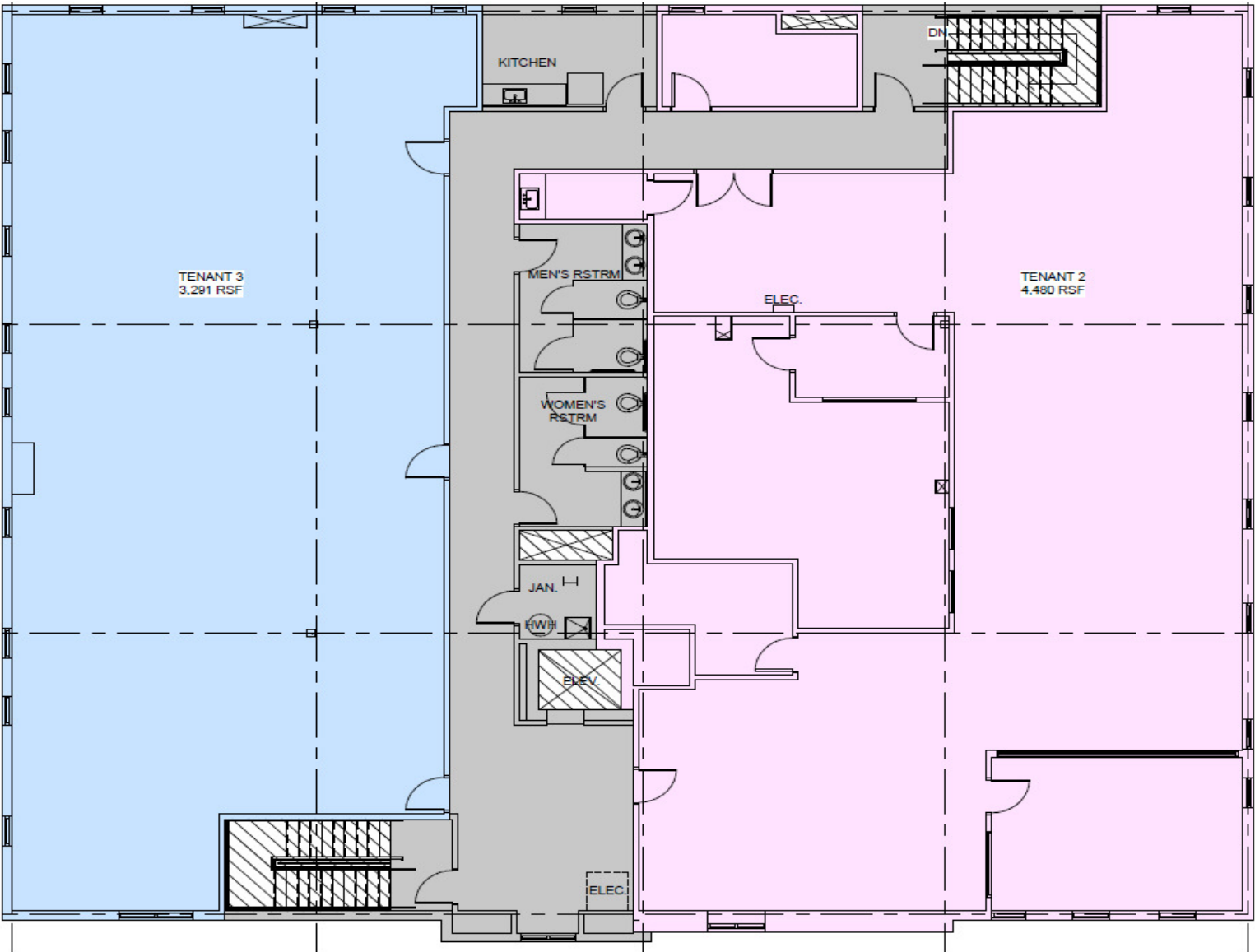
The property offers excellent visibility, generous on-site parking, and easy access to surrounding communities and major highways including Route 146, the Mass Pike, Route 16, and I-290. With its prime location and adaptable configurations, this property is ideally suited for medical practices looking to establish or expand within the region.

OFFERING SUMMARY

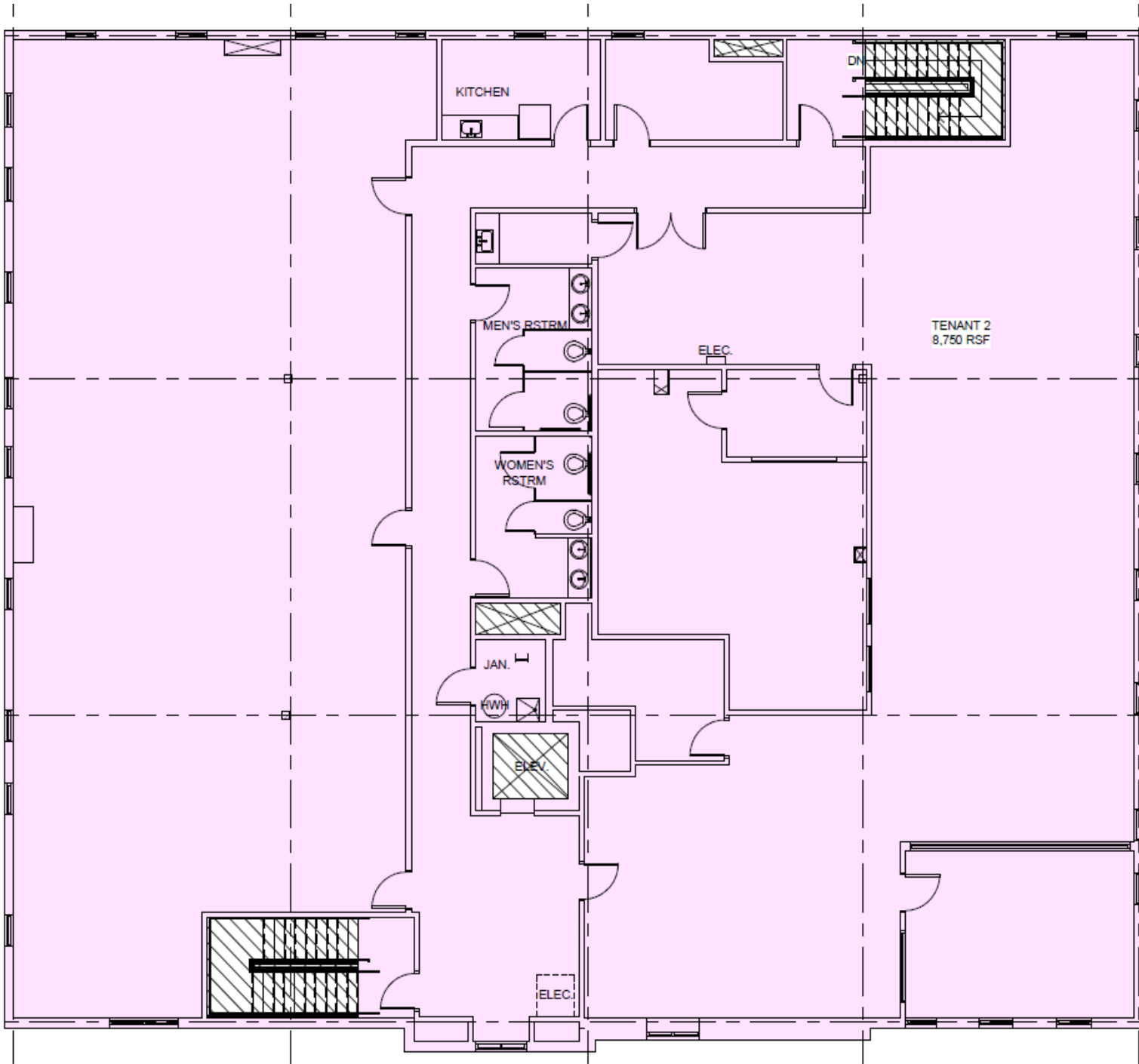
Lease Rate:	\$25.00 SF/yr (NNN)
Available Space:	Suite 1: 3,291 RSF Suite 2: 4,480 SF Full Floor: 8,750 RSF
Parking:	58 spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,089	9,205	19,046
Total Population	2,690	23,320	49,293
Average HH Income	\$128,816	\$145,576	\$155,078

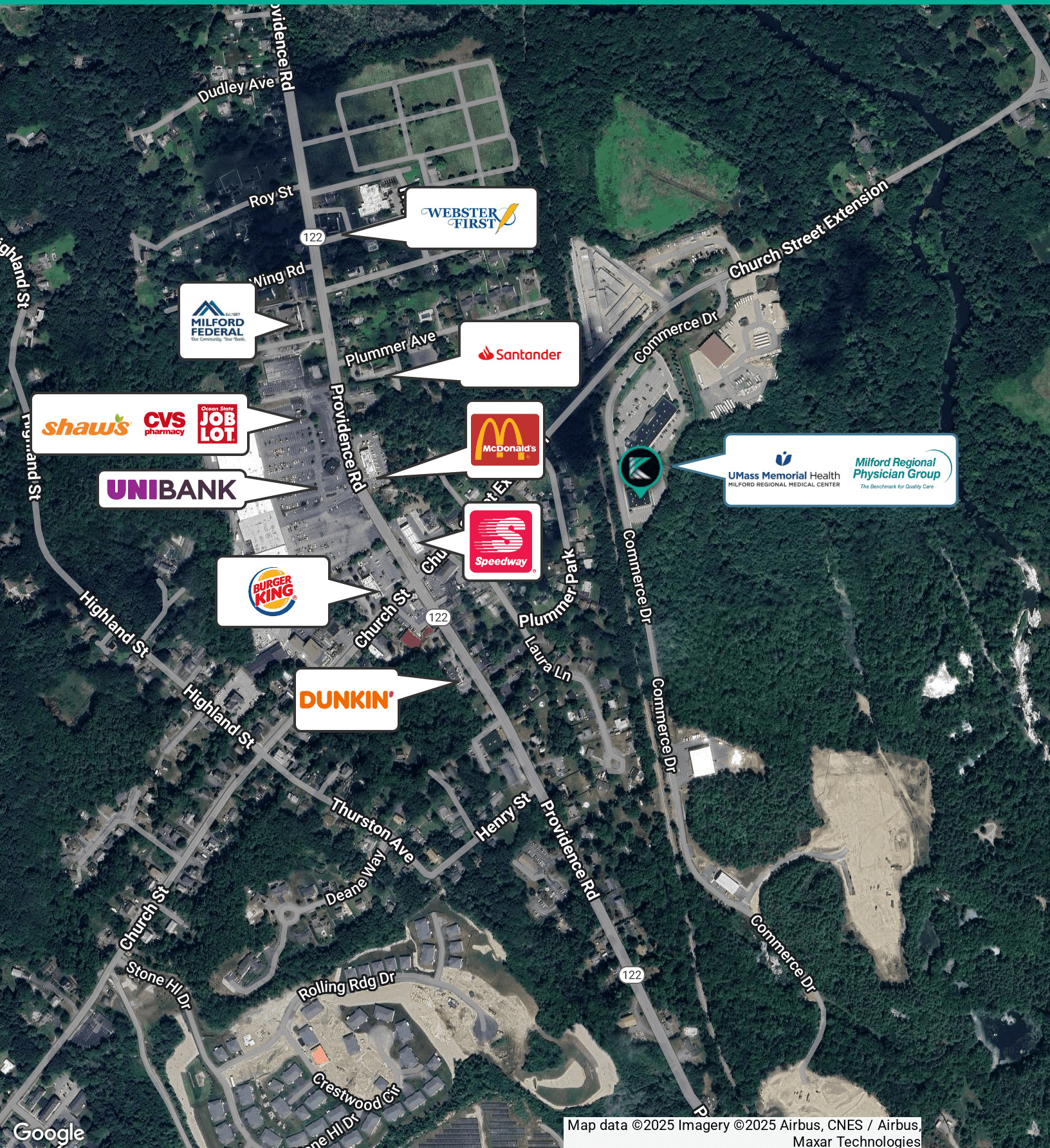




2 SECOND FLOOR RSF - 3 TENANT
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR RSF - 2 TENANT
SCALE: 1/8" = 1'-0"



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