

FOR LEASE | FIRST FLOOR FLEX SPACE 45 SOUTH STREET

HOPKINTON, MA



ABOUT THE PROPERTY

NAI | Parsons Commercial Group | Boston is pleased to announce the availability of $\pm 4,719$ SF of first floor flex space featuring a 16 foot clear at 45 South Street in Hopkinton, MA. Join successful companies at 45 South Street including biotech and science firms, computer technology and data storage, medical device firms, R&D, engineering technology and more.

45 South Street is located just a few hundred yards off of Interstate 495 at the Exit 21 on-ramp. Just one exit south of the I-495/I-90 Mass Pike junction (less than 3 miles), the location is very convenient for commuters. Hopkinton features a highly educated workforce and world class companies including: EMC Corporation, Caliper Life Sciences, Lonza, Liberty Mutual & more.



SPECIFICATIONS



BUILDING SF
 $\pm 66,024$



AVAILABLE SF
 $\pm 4,719$



LOADING
3 DOCKS



PRICE
NEGOTIABLE



PARKING
2.8/1,000 SF



SPACE TYPE
FLEX

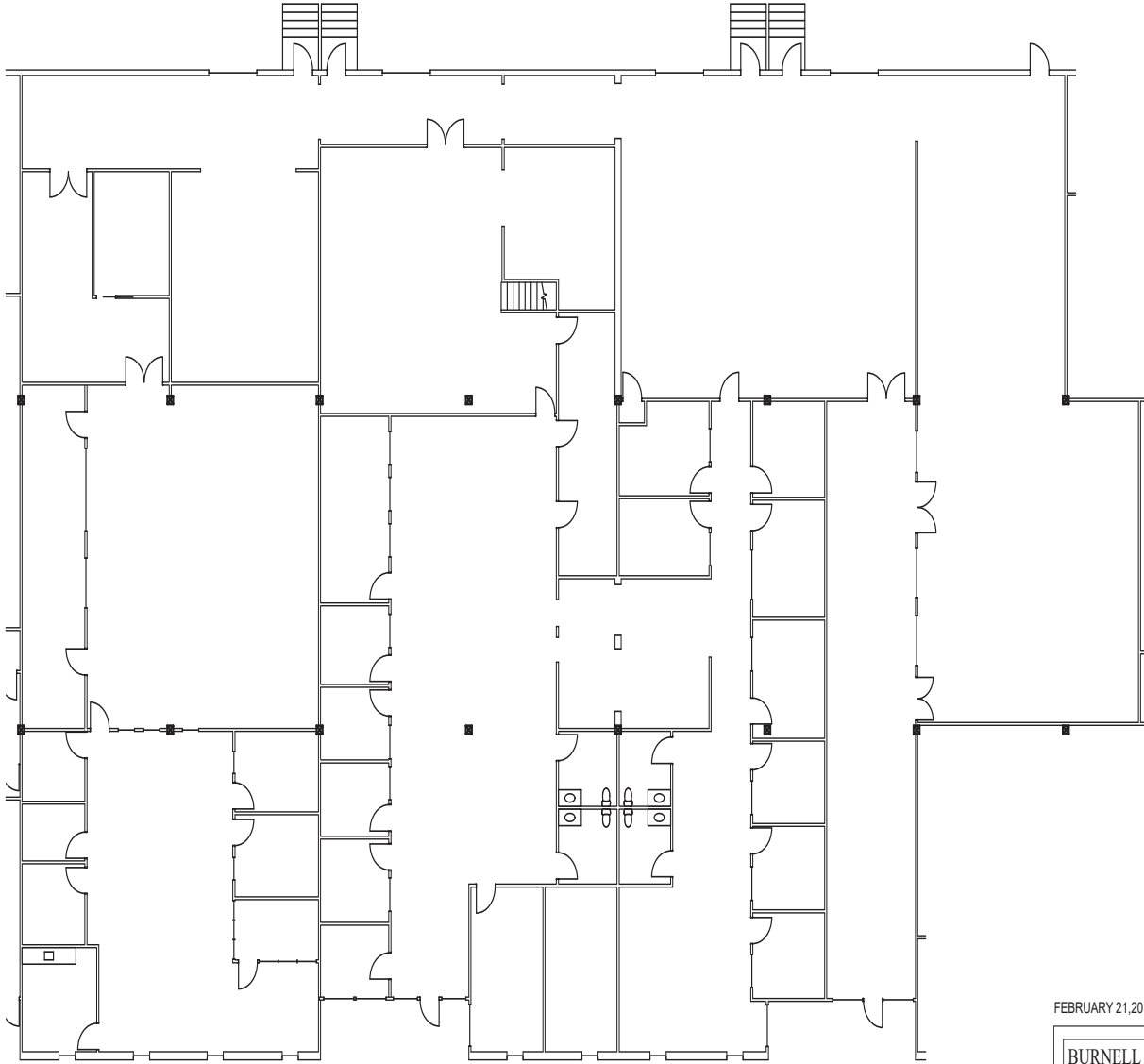
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NAI Parsons Commercial
Group Boston

45 SOUTH STREET

FLOOR PLANS



UNIT-2
20,110 SQ FT

FEBRUARY 21, 2017

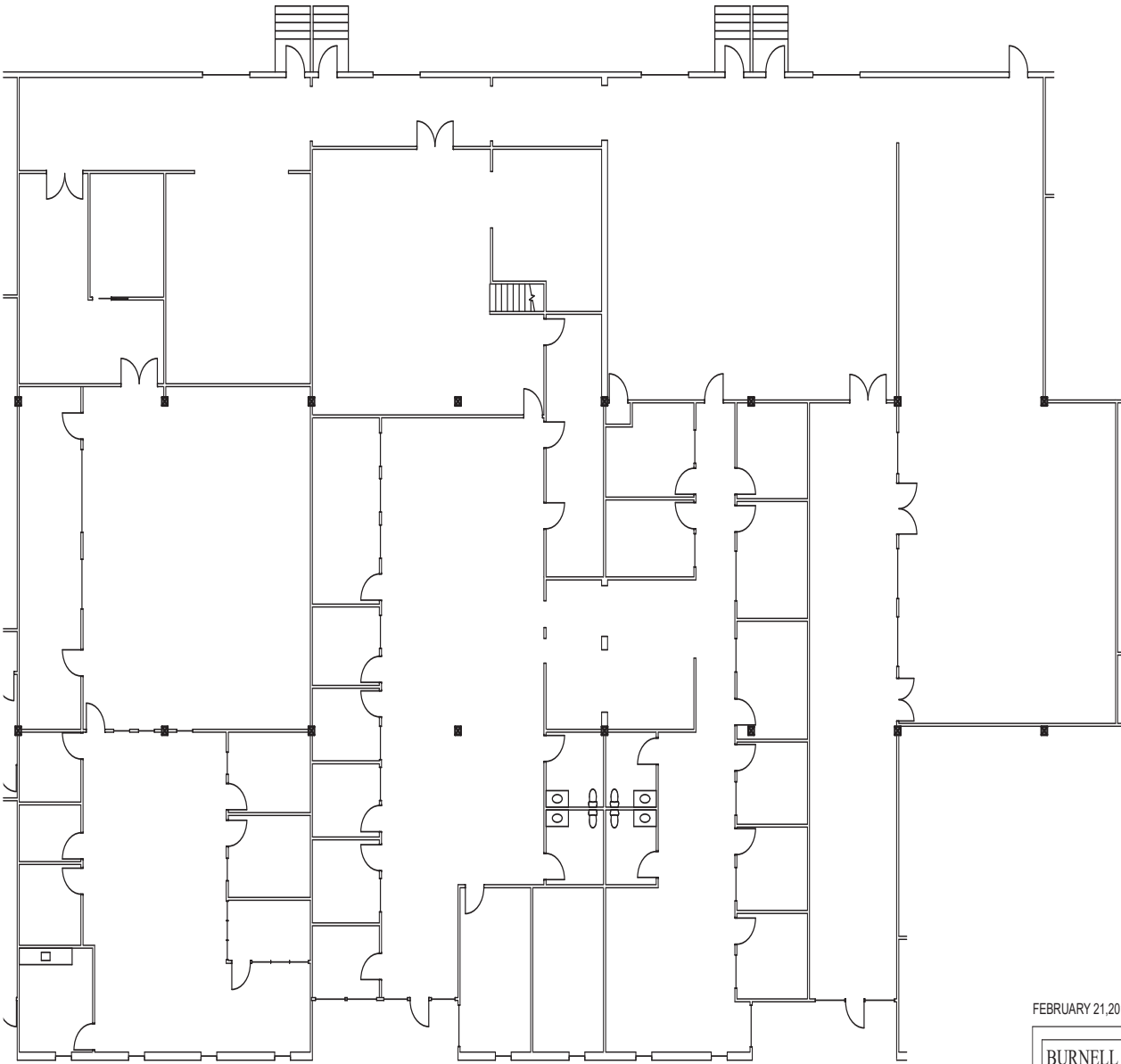
BURNELL	▲	JOHNSON
ARCHITECTS		
80 STARK STREET (603) - 625-5098		MANCHESTER, N.H. 03101
45 SO STREET		
HOPKINTON MA.		

DO NOT SCALE DRAWING USE WRITTEN DIMENSIONS WHERE THERE ARE NO DIMENSIONS PROVIDED
CONSULT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK

± 29,644 SF AVAILABLE

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