

# FOR SALE

6 LYBERTY WAY, WESTFORD MA



INVESTMENT OR USER/BUYER OPPORTUNITY!

## HIGHLIGHTS:

- \$1,495,000
- Office condominium unit on the second floor totaling 9,445 RSF
- Located minutes from I-495 interchange Exit 83 (Boston Road), the immediate area is loaded with every conceivable shopping, dining and business amenity
- Abundant parking in a newly paved and striped parking lot
- Excellent lobby visibility
- Professional, mature landscaping adds to the curb appeal
- Elevator

### Contact:

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OMNI PROPERTIES

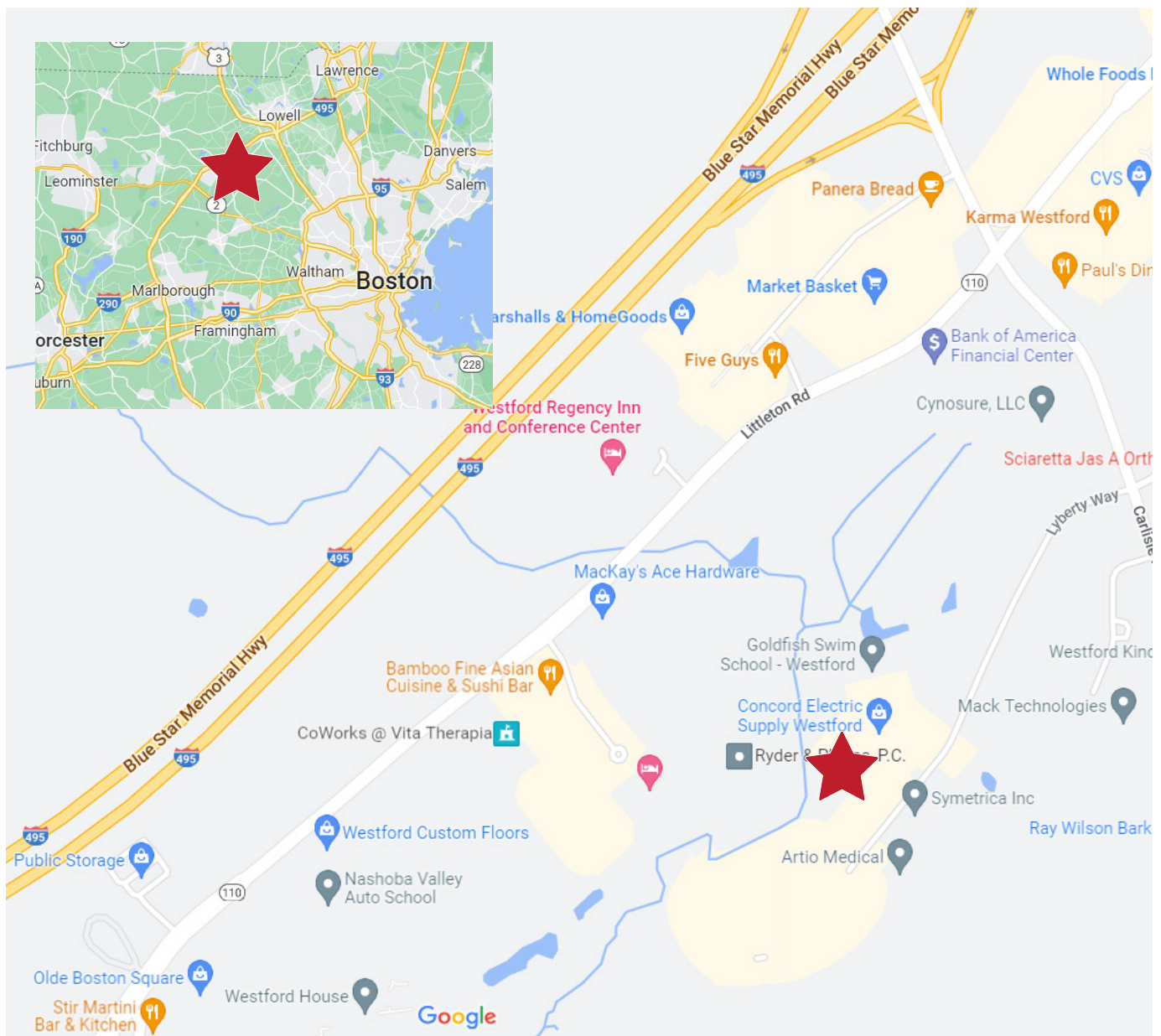
6 Liberty Way, Westford MA 01886

# 6 Lyberty Way, Westford MA

## LOCATION OVERVIEW

6 Lyberty Way is located just off Route 110 (Littleton Road) in Westford. Enjoy a business setting just steps from countless retail, business and recreational amenities.

Nearby, you'll find popular retailers such as Whole Foods, Market Basket, Marshalls, and HomeGoods. The area boasts a variety of dining options including local favorites Karma, Paul's Diner, Kimball Farm Ice Cream and Bamboo. Other well known dining options include 99 Restaurants, McDonald's, Burton's Grille, Dunkin Donuts, Starbucks, Chipotle, Panera Bread, Five Guys, and Tropical Smoothie Cafe. For outdoor enthusiasts, the trails around Lyberty Way are perfect for hiking and enjoying nature.



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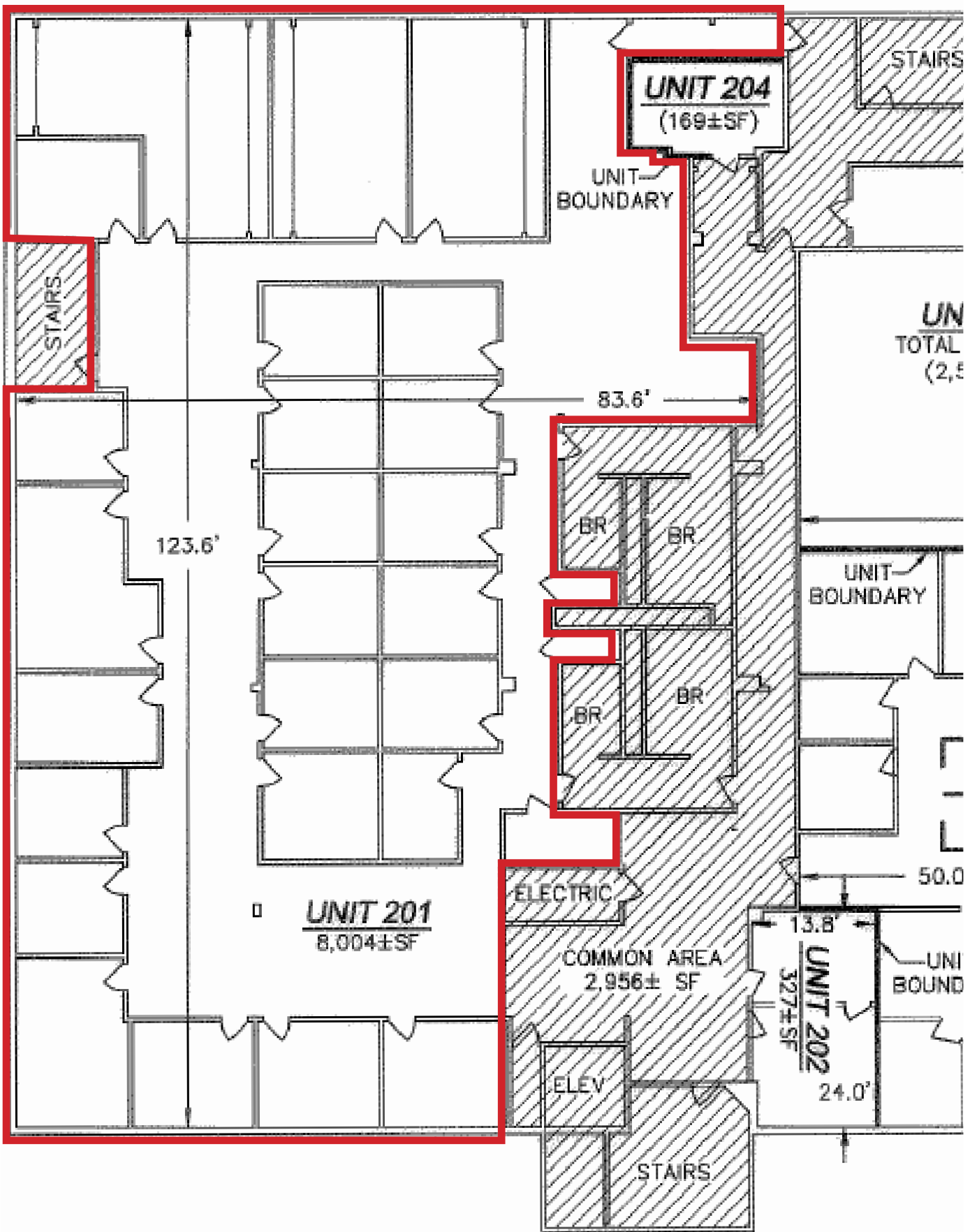
UNIT 201 - 9,445 RSF

*Attractive, professional office suite. Classic, law firm layout with many windowed, private offices, 2 conference rooms, large kitchenette, file storage room, and private restrooms and shower in the suite.*



# 6 Lyberty Way, Westford MA

UNIT 201 - 9,445 RSF



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