

33

UNION AVENUE
SUDBURY, MA

±10,000 SF FLEX SPACE
FOR LEASE



NAI Parsons Commercial
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UNION AVENUE SUDBURY, MA

NAI | Parsons Commercial Group | Boston is pleased to announce the opportunity to lease approximately 10,000 square feet of flex space at 33 Union Avenue in Sudbury, Massachusetts.

33 Union Avenue is located within Chiswick Park which is a 5-building mixed-use park in the heart of Sudbury, MA. An opportunity exists to lease $\pm 10,000$ square feet of first floor flex space with 12' clear height. This building was awarded an Energy Star label in 2010 and 2011 for its operating efficiency.

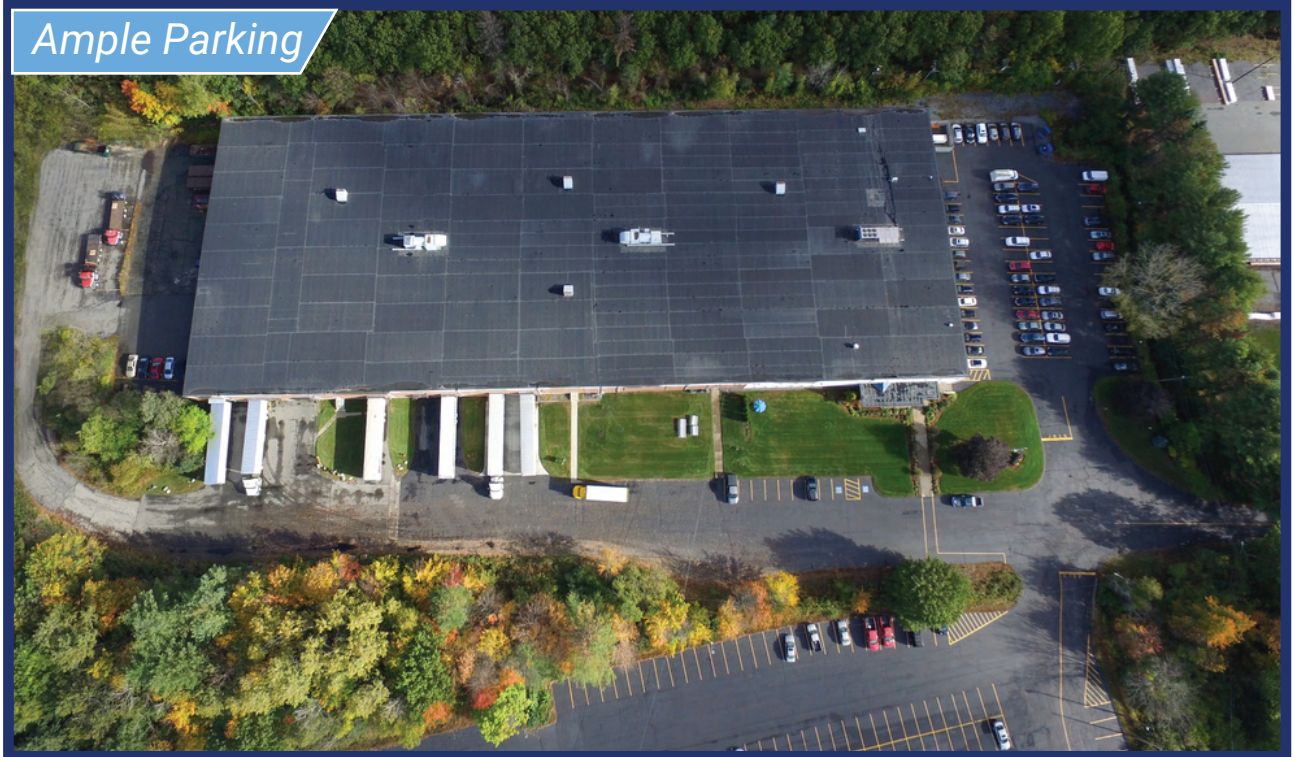
SPECIFICATIONS

Building Size: $\pm 117,000$ SF

Available Space: $\pm 10,000$ SF flex Space
12' Clear Height

Loading: 1 Loading Dock

Ample Parking



PROPERTY HIGHLIGHTS

- 33 Union Avenue is located within Chiswick Park which encompasses a total of approximately 330,000 square feet on ± 36 acres with a consistent historical occupancy rate running over 90%.
- The property has evolved from an industrial location to a mixed use property with a diverse set of established tenants including industrial, warehouse, distribution, office, medical and recreational tenants.
- The property is locally owned & managed. Chiswick Park offers ample parking throughout the whole park. A direct pathway exists to a new 40,000 SF retail development where Whole Foods is one of the anchor tenants.





SUDBURY, MA



NEARBY AMENITIES



TOWN HIGHLIGHTS

Primary access to the property is provided by Route 20 (Boston Post Road) which is accessible via Route 30. Route 30 is accessible via Exit 15 (Route 30/Waltham/West) off Interstate 95. Access from the West is provided by Interstate 495 and the Mass Pike. The Town of Sudbury is among one of the most affluent towns in Massachusetts as it continuously ranks as one of the highest per capita income towns in the Commonwealth.

AREA AMENITIES



HOTELS

Fairfield Inn by Marriott 5 Minutes

SHOPPING & RETAIL



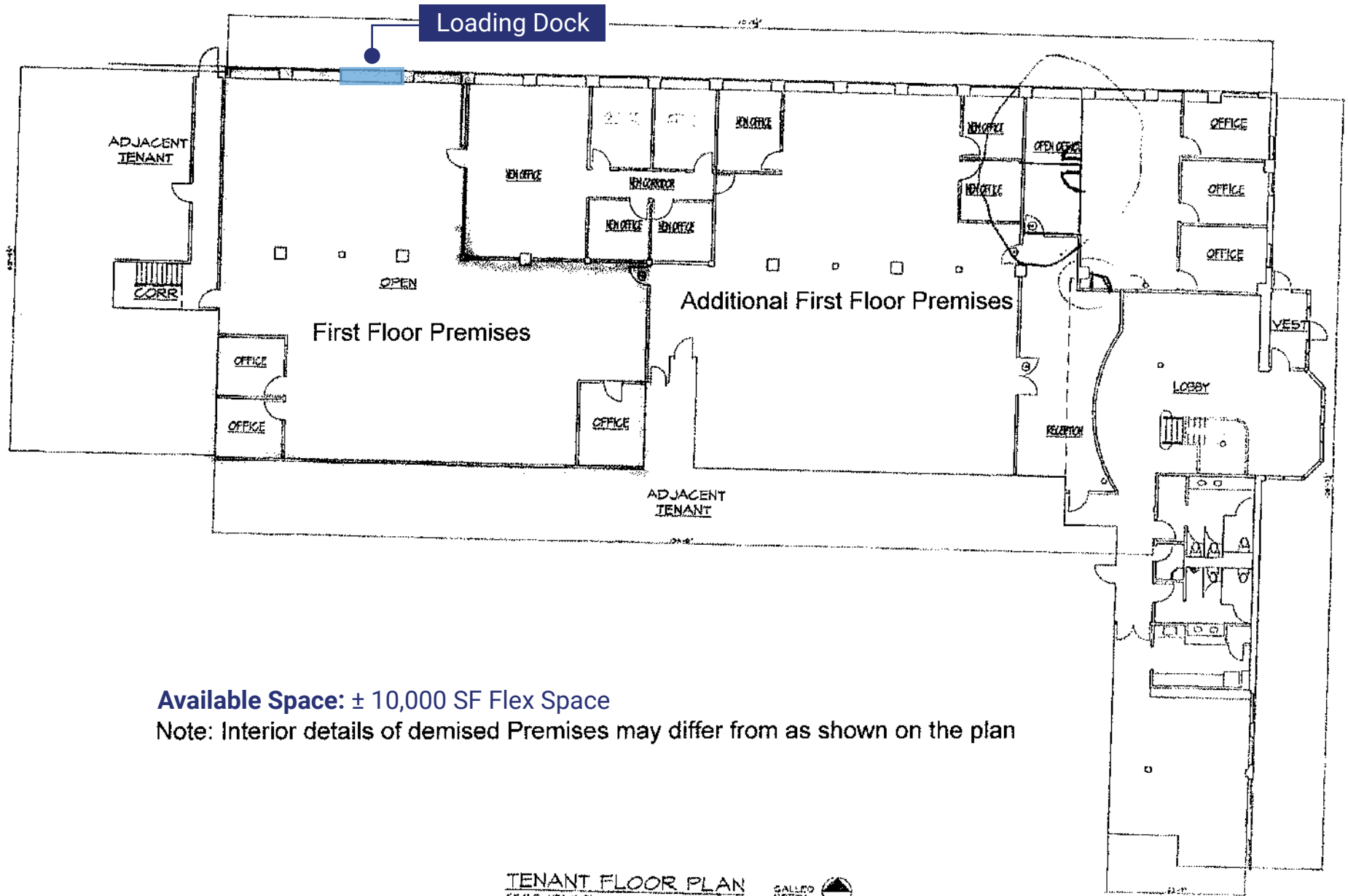
Sudbury Crossing Shopping 3 Minutes
Whole Foods Market 4 Minutes
CVS 4 Minutes
Home Depot 10 Minutes
Target 10 Minutes
Staples 10 Minutes



RESTAURANTS

Oak Barrel Tavern 3 Minutes
Acapulcos 5 Minutes
Da Vinci Bistro 4 Minutes
Half Way Cafe 8 Minutes
Tackle Box Brewing Company 10 Minutes

FLOOR PLANS



Available Space: ± 10,000 SF Flex Space

Note: Interior details of demised Premises may differ from as shown on the plan

TENANT FLOOR PLAN
SCALE: 1/8"=1'-0"





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