

SPACE FOR LEASE

2,769 SQ. FT



ABOUT THIS PROPERTY

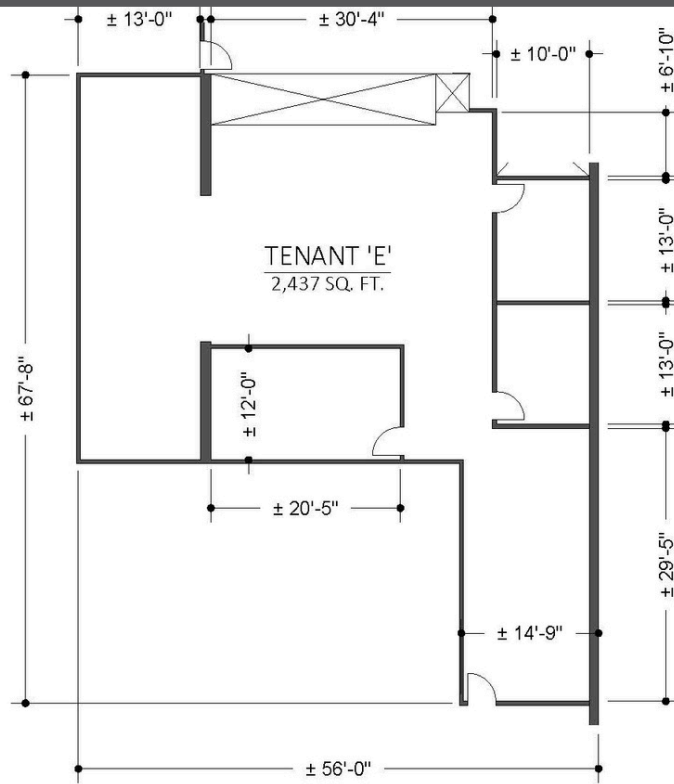
Conveniently located with direct access to Route 20, this 40,000-square-foot, two-story property—built in 1982—is just one mile from I-290, I-395, and Route 12, and approximately three miles from the Mass Pike. The building is fully sprinklered and heated by natural gas. Within the property, a 2,769-square-foot office suite features full carpeting, a kitchenette with tile flooring, three private offices, and an open layout outfitted with cubicles, offering a flexible and functional workspace. On-site amenities include ample parking and EV charging stations, while multiple gas stations are located within a two-mile radius. The area also offers a wide range of nearby amenities, including both local and national businesses.

OFFICE \$24 PER SQ FT GROSS
489 Washington Suite 205
Auburn, MA

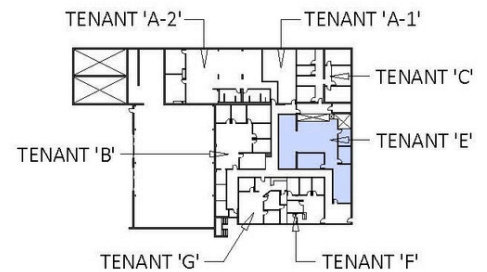
CHACHARONE
P R O P E R T I E S

Nick Chacharone - 508-853-5066

LAYOUT & SPECIFICATIONS



PARTIAL 2nd FLOOR PLAN - TENANT SPACE 'E'
489 WASHINGTON ST. - AUBURN, MA



2nd FLOOR KEY PLAN

SPACE

- 2,769 sq. ft.
- Fully Carpeted
- Kitchenette with tile flooring
- 3 Private Offices
- Open layout setup with cubicles

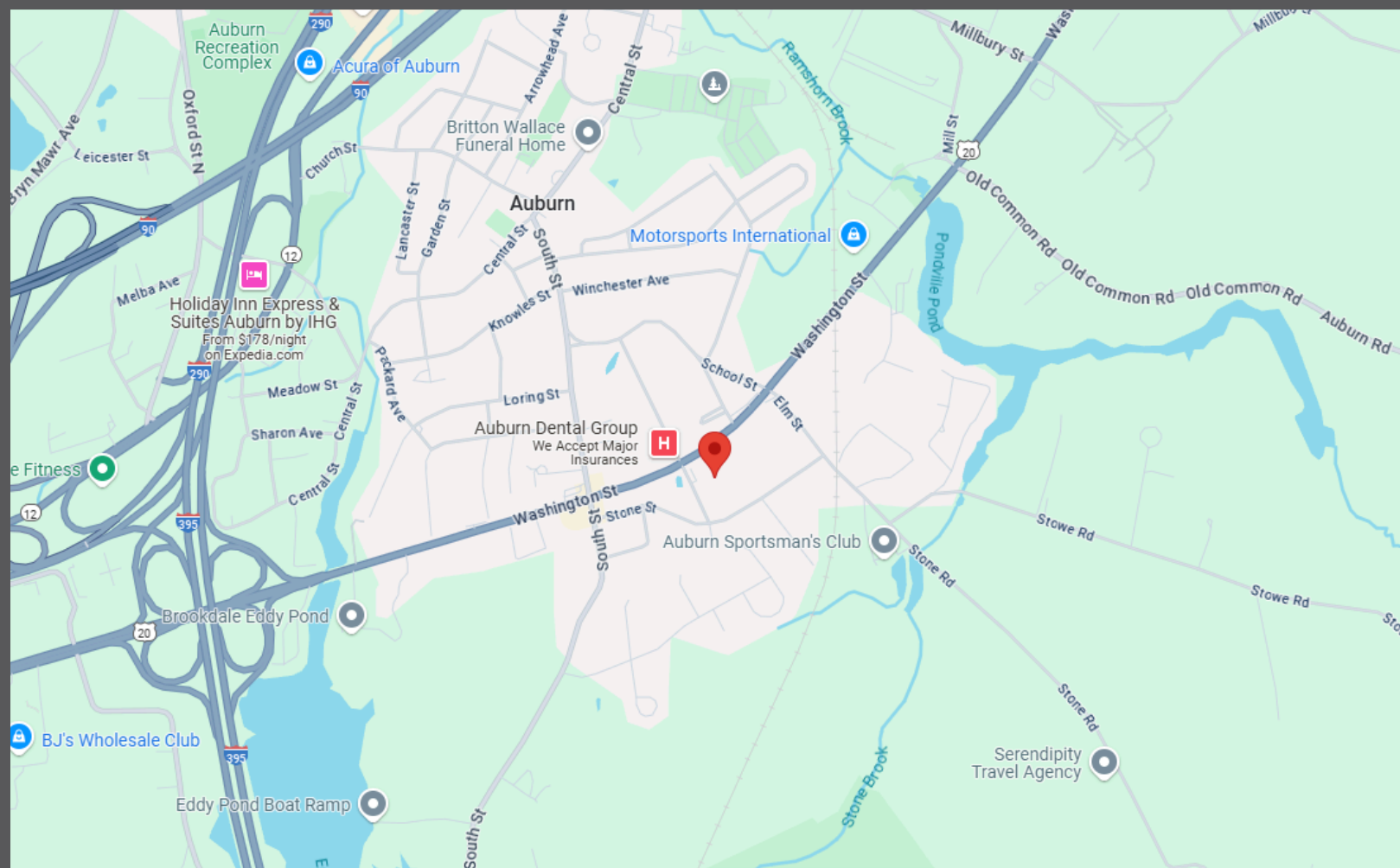
BUILDING

- 40,000 sq. ft.
- Built in 1982
- 2 Stories
- Fully Sprinklered
- Natural gas heat

Nick Chacharone
508-853-5066
Nick@chacharone.com

CHACHARONE
PROPERTIES

LOCATION & AMMENITIES



LOCATION

- Direct Access to Route 20
- Approx. 1 mile to 290, 395, and rte 12
- Roughly 3 miles to Mass Pike
- On-site parking
- On-site EV charging stations
- Multiple gas stations within a 2 mile radius

NEIGHBORS

- Auburn Mall
- Shaws
- ATS Construction Equipment
- Crossfit Claddagh
- Auburn Dental Group
- Goddard School

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