

# CLASS A OFFICE SPACE FOR LEASE



## 9 LEOMINSTER CONNECTOR

LEOMINSTER, MA 01453



**Kelleher  
& Sadowsky**

*Voted Best Commercial Real Estate Brokerage - Worcester Business Journal*

**BRIAN JOHNSON**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available Space:	±3,000 - ±11,875 SF
Suites Available:	Suite 301: 5,578 RSF Suite 302: 6,297 RSF Combined: 11,875 RSF
Building Size:	43,560 SF
Parking:	4 spaces per 1,000/RSF (±195)
Year Built:	2007
Highway Access:	Route 2 & I-190
Amenities:	Common conference room & kitchen on lower level, on-site management
Date Available:	August 1, 2024
Lease Rate:	\$23.50 SF/yr (Net of Tenant Electricity)

### PROPERTY OVERVIEW

On behalf of Fidelity Bank, Kelleher & Sadowsky Associates, Inc. is pleased to introduce 9 Leominster Connector in Leominster, Massachusetts as available for lease. 9 Leominster Connector is a premier Class A office building located at the intersection of Route 2 and I-190 offering up to ±11,875 square feet of office space on the third floor. Current suites are demised at ±5,578 square feet & 6,297 square feet but the floorplan provides flexibility for subdivision down to ±3,000 square feet. Recent build-outs provide modern & bright Class A office space with perimeter windows, private offices, in-suite kitchenettes and conference rooms. In addition, tenants have access to a common conference room for larger meetings, conferences and events as well as a full kitchen on the lower level.



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# INTERIOR PHOTOS



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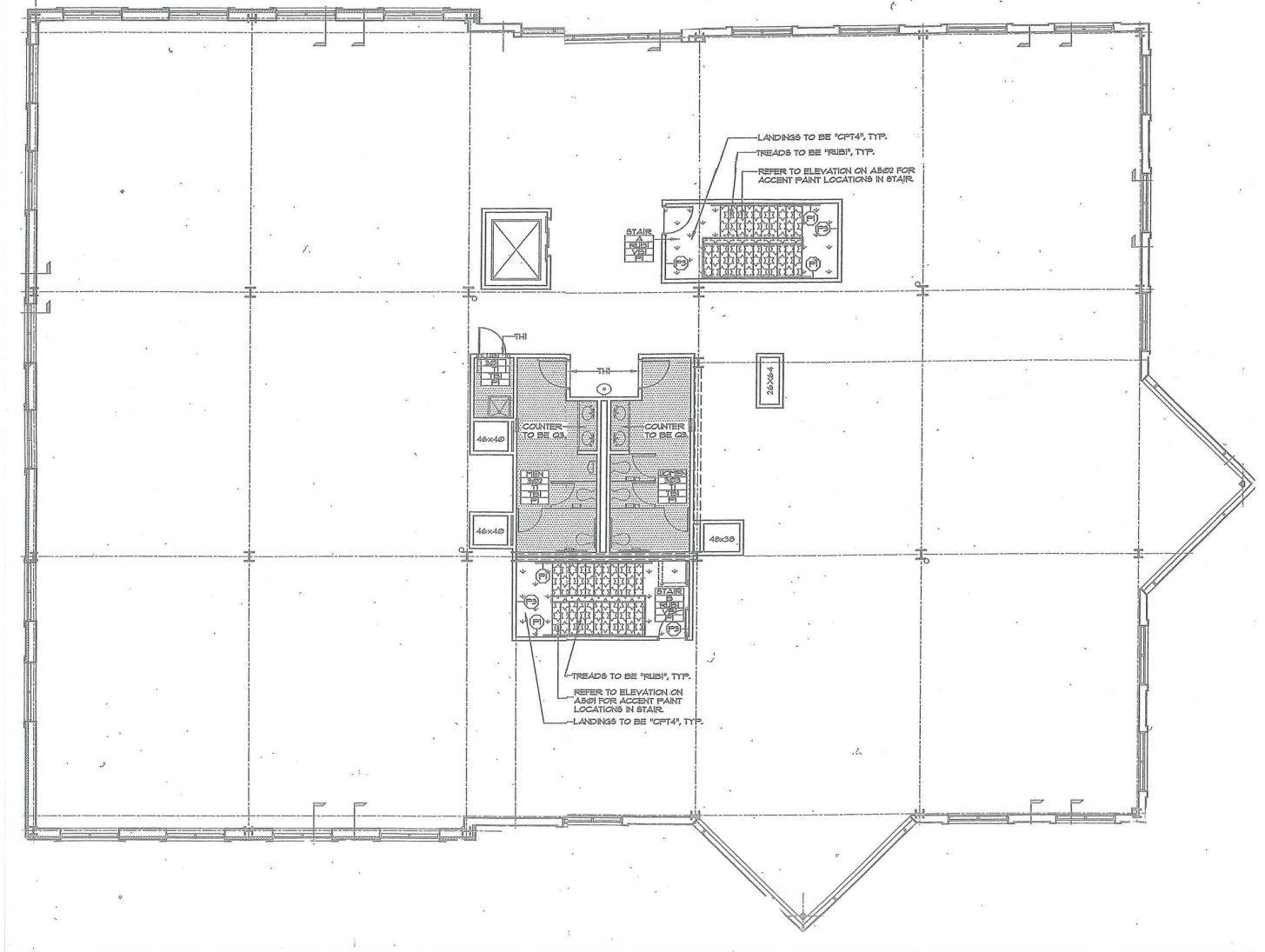
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# THIRD FLOOR



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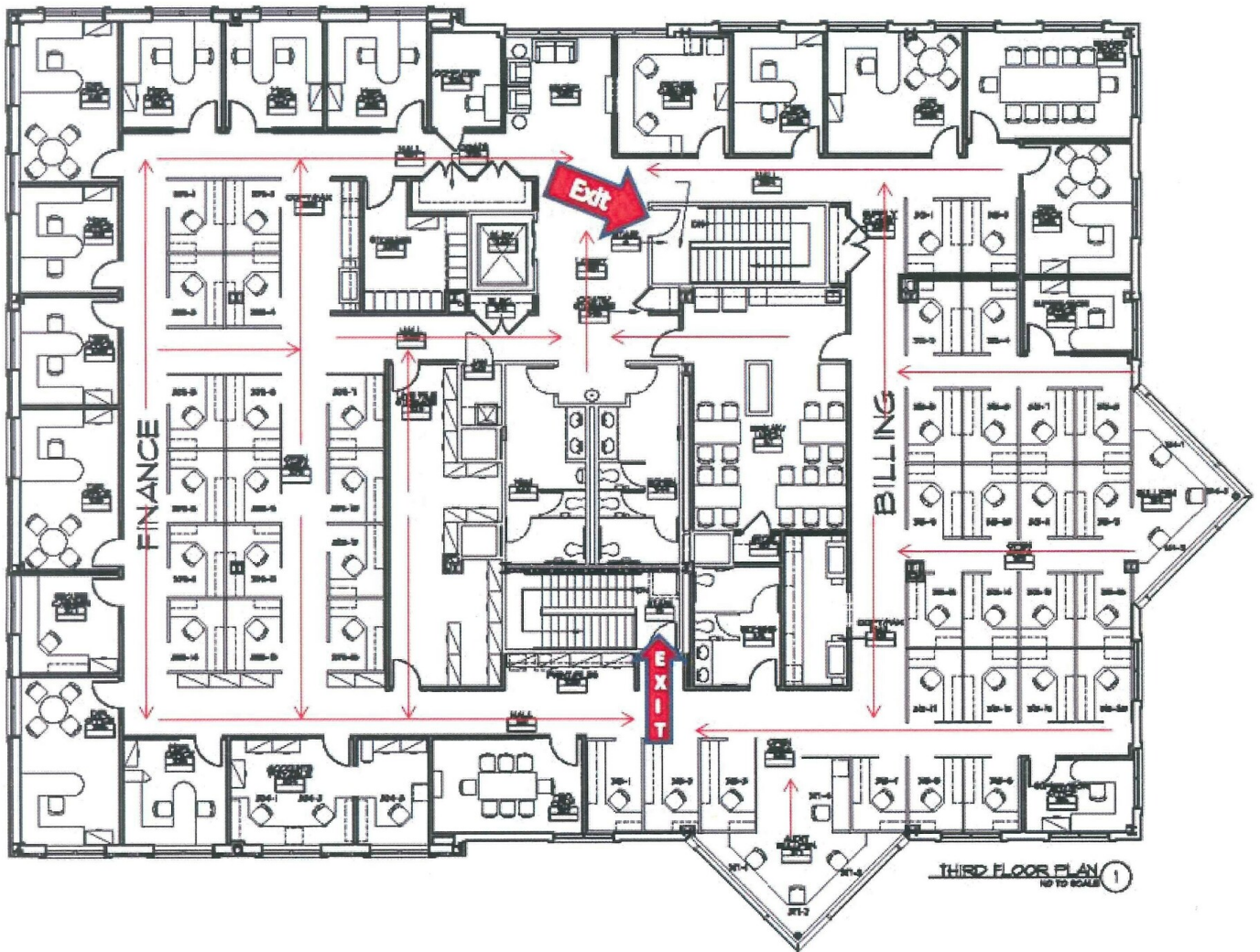
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# FLOOR PLAN | THIRD FLOOR



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# LOCATION & AMENITIES



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