

OFFICE SPACE FOR LEASE

MIDSTATE OFFICE PARK

Midstate Drive, Auburn, Massachusetts



DREW HIGGINS

508.635.6784

higgins@kelleher-sadowsky.com

BRIAN JOHNSON

774.272.1112

johnson@kelleher-sadowsky.com





PROPERTY DESCRIPTION

Drew Higgins and Brian Johnson of Kelleher & Sadowsky Associates, Inc. are pleased to offer the availability of professional office space located at the Midstate Office Park in Auburn, MA. Comprised of five modern office buildings, there are a variety of suites available that can be built-out and modified for each tenant's space needs. The property offers over 600 surface parking spaces, a ratio of 5 spaces per 1,000 SF, that provide easy and accessible parking for clients and employees. Each building is well maintained and home to a handful of different industries. The Midstate Office Park is located just off Route 12 and the Mass Pike, providing easy access throughout Central Massachusetts and the New England region. Please give us a call today to schedule a tour!

OFFERING SUMMARY

Property Type:	Professional Office
Available SF:	±356 SF- ±19,793 SF
Lot Size:	20 Acres
Zoning:	HB - Highway Business
Lease Rate:	\$17.50 - \$19.50SF/yr (+ Electric & Janitorial)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,269	47,758	148,526
Total Population	3,145	126,673	382,554
Average HH Income	\$75,912	\$59,989	\$69,936



LEASE INFORMATION

Lease Type:

+ Electric & Janitorial

Lease Term:

Negotiable

Total Space:

±356 SF - ±19,793 SF

Lease Rate:

\$17.50 - \$19.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 19 - Suite 120	2,711 SF	+ Electric & Janitorial	\$17.50 SF/yr	Open space with two private offices and a conference room.
Building 23 - Suite 209	356 SF	+ Electric & Janitorial	\$18.50 SF/yr	Two-room private office with small kitchenette.
Building 27A - Suite 216	1,812 SF	+ Electric & Janitorial	\$19.50 SF/yr	Open office space.
Building 27-B - Suite 200	19,793 SF	+ Electric & Janitorial	\$19.50 SF/yr	Open office space with perimeter office and in-suite bathrooms. Can be designed for tenant specifications and subdivided down for ±5,000 – 10,000 SF users.





FOR LEASE • MIDSTATE OFFICE PARK

Area Amenities

