

# SPACE FOR LEASE

1,975 SQ. FT



## ABOUT THIS PROPERTY

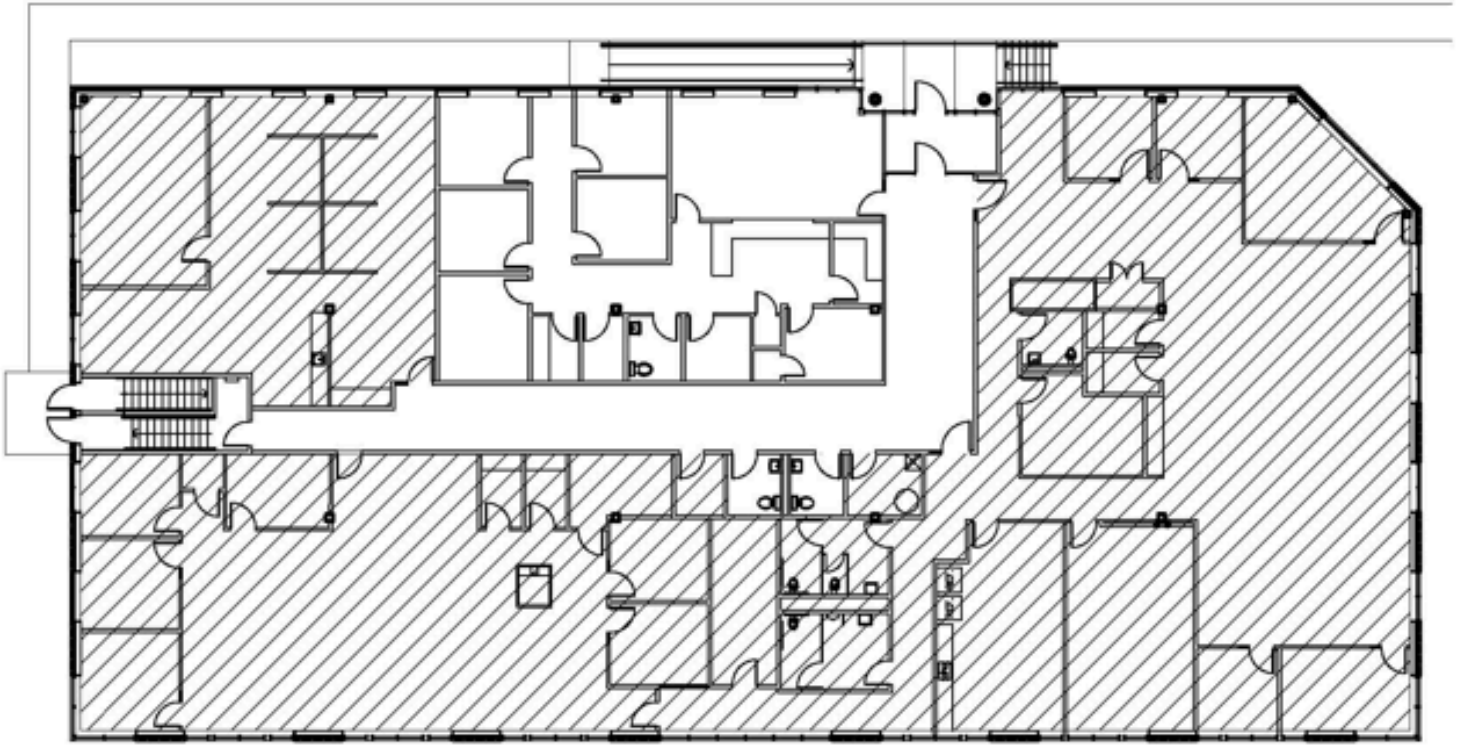
Turn-key 1,975 sq ft medical office located within a modern 26,000 sq ft two-story building built in 2018. This well-appointed suite includes 4 patient rooms, a reception/waiting area, and a break room. The property offers ample on-site parking and convenient access to Route 190. Located within a 5-mile radius of several gas stations and a variety of local and national dining options, this office combines functionality with everyday convenience in a well-maintained, modern facility.

OFFICE \$27 PER SQ FT GROSS  
100 Leominster Road  
Sterling, MA

**CHACHARONE**  
P R O P E R T I E S

Nick Chacharone - 508-853-5066

# LAYOUT & SPECIFICATIONS



## SPACE

- Turn-key medical office
- 4 Patient rooms
- Reception/waiting area
- Ample parking
- Break room

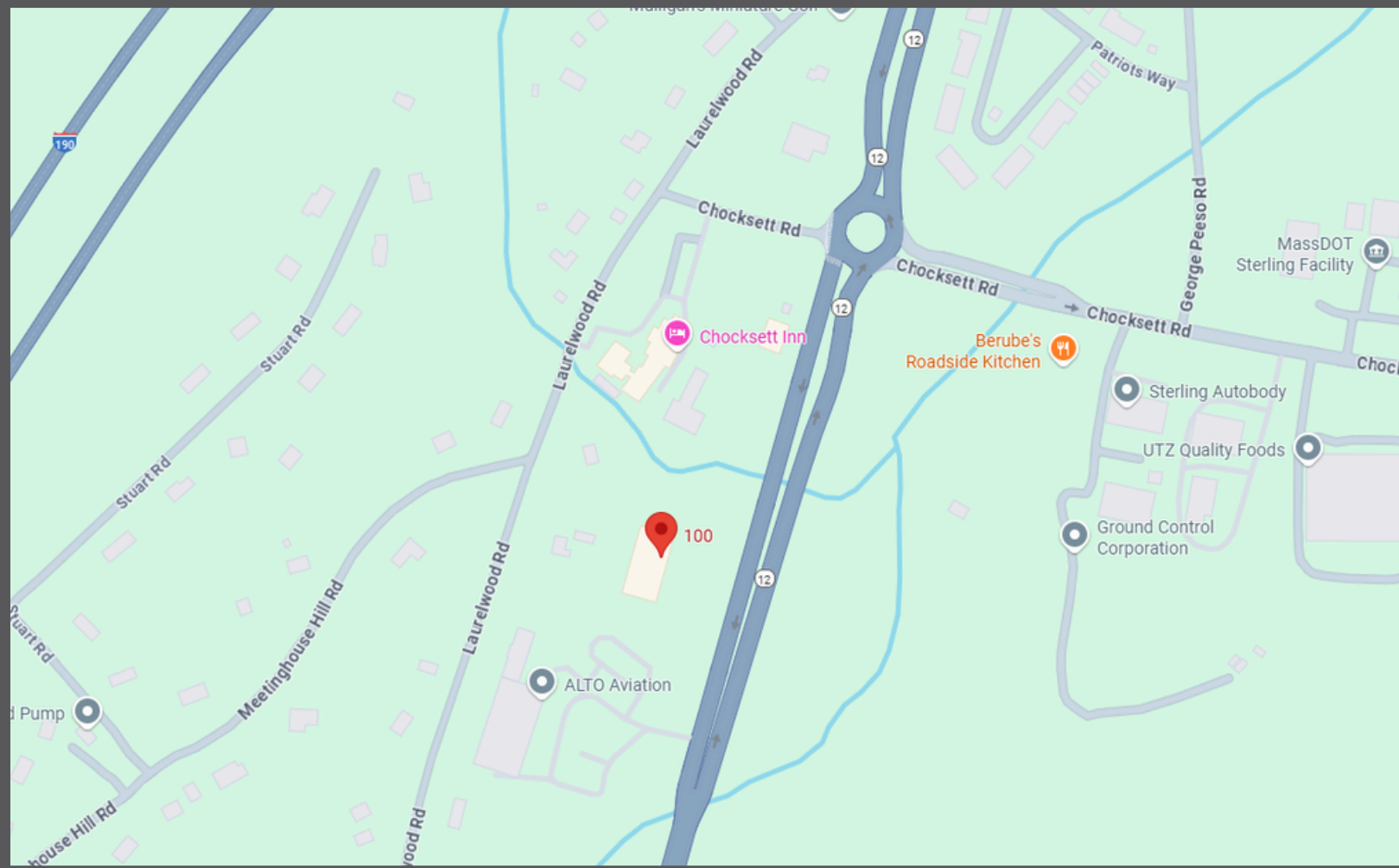
## BUILDING

- Ample parking
- 2 Stories
- 26,000 sq ft
- Built in 2018

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

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# LOCATION & AMMENITIES



## LOCATION

- Quick access to route 190
- Multiple gas stations in a 5 miles radius
- Nearby to local and national food establishments
- Parking on site

## NEIGHBORS

- Dunkin Donuts
- Chocksett Inn
- Sterling Gymnastics Academy
- Sterling Animal Shelter
- ALTO Aviation

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