

MEDICAL OFFICE SPACE FOR LEASE



370 LUNENBURG STREET

FITCHBURG, MA 01420



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Medical Office
Building Size:	17,978 SF
Available SF:	±3,000 - 17,978 SF
Lot Size:	2.07 Acres
Zoning:	CBD
Year Built:	1994
Parking:	102 Spaces
Lease Rate:	\$22.50 SF/yr (NNN)

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to announce 370 Lunenburg Street in Fitchburg for lease. This Class A ±17,978 square foot medical office building can accommodate users anywhere from ±3,000 to 17,978 square feet. This office space was recently renovated, offers ample parking in its 102 space lot and excellent signage opportunities on the building's facade as well as on the recently installed oversized pylon sign. The landlord will provide capital contributions to make improvements within the premises. The building is also home to UMass Memorial Health, existing in ±8,361 SF for a ten-year lease term. The property is conveniently located directly on Route 2A and is in close proximity to I-90, allowing for great visibility. Give us a call for more information or to schedule a tour of the building!

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LOCATION MAP



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