



OFFICE SPACES FOR LEASE

FLINT'S CORNER PLAZA

150 WESTFORD ROAD,
TYNGSBOROUGH, MA 01879

Albert Bouchie

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GIBSON
Commercial

Flint's Corner Plaza

150 WESTFORD ROAD, TYNGSBOROUGH, MA 01879 | RETAIL PROPERTY FOR LEASE

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Property Description

Discover the ideal lease opportunity at 150 Westford Road, Tyngsborough, MA. This property features modified gross leases with escalations over the base year, providing a favorable structure for businesses looking for flexibility and cost-control. With its prime location and well-maintained facilities, this property offers a professional and welcoming environment for tenants to thrive in. Take advantage of this opportunity to secure a lease in a sought-after location, where your business can flourish and grow. Whether you're establishing a new venture or expanding an existing one, this property provides the perfect space to achieve your commercial goals.

Property Highlights

- Modified Gross for office leases
- 3% Escalations over base year
- Professional and welcoming environment

Offering Summary

Lease Rate:	\$600.00 - \$1,800 per month MG
Number of Units:	29
Units For Lease:	7 Office
Available SF:	300 - 1,250 SF
Lot Size:	6.08 Acres
Building Size:	29,800 SF

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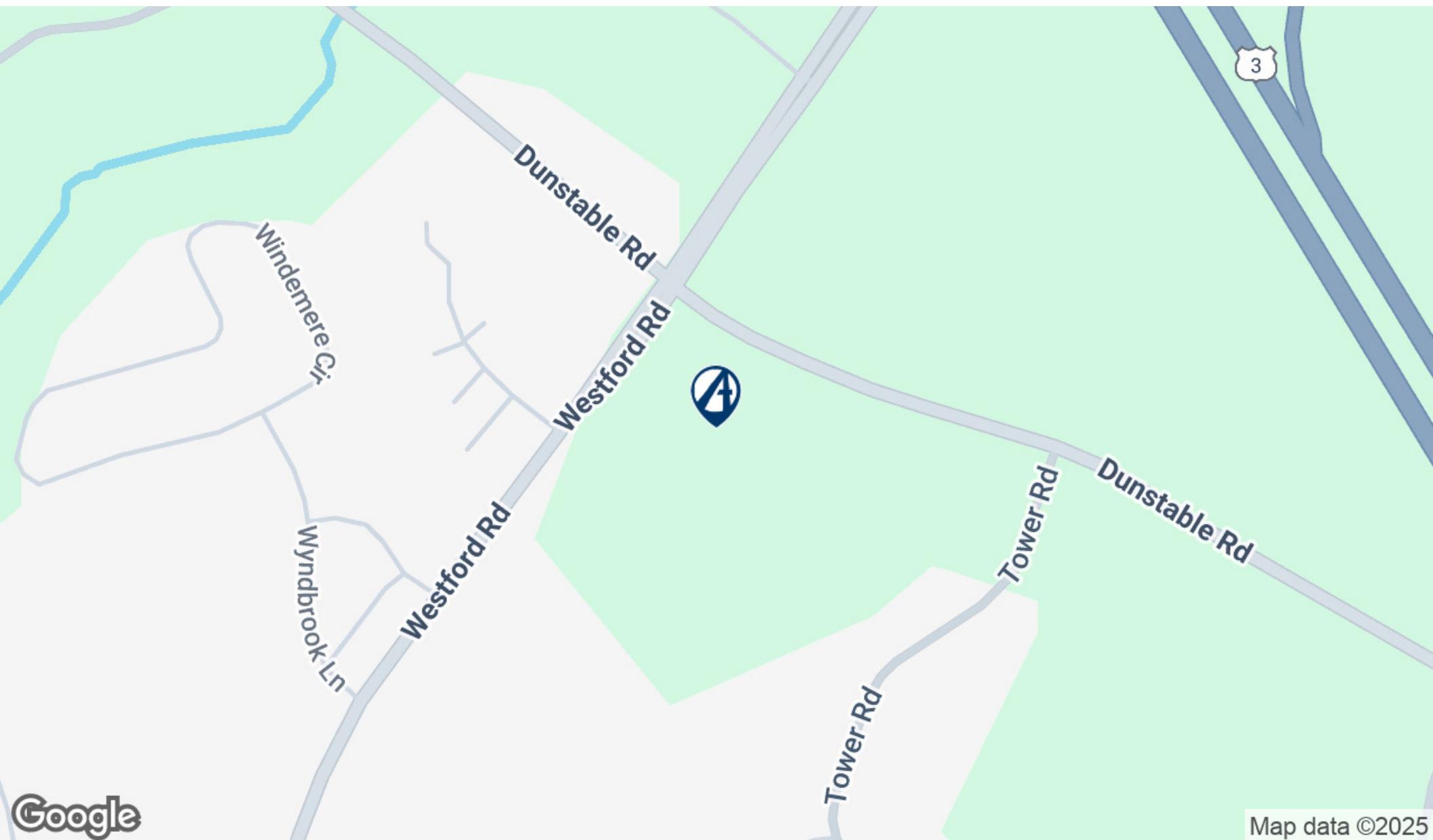
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Google

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Lease Rate

\$600 - \$1,800 Per Month

Location Information

Building Name	Flint's Corner Plaza
Street Address	150 Westford Road
City, State, Zip	Tyngsborough, MA 01879
County	Middlesex
Market	Lowell
Sub-market	Tyngsboro
Cross-Streets	Rt 3
Signal Intersection	Yes
Road Type	2-Track
Market Type	Medium
Nearest Highway	Route 3
Nearest Airport	Manchester-Logan

Building Information

Building Size	29,800 SF
Occupancy %	81.0%
Tenancy	Multiple

Property Information

Property Type	Office
Property Subtype	Traditional Office
Zoning	B3
Lot Size	6.08 Acres
Traffic Count	16000
Traffic Count Street	Westford
Amenities	Parking-access-location-separately metered utilities-town water and sewer
Power	Yes

Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Parking Ratio	4.0
Number of Parking Spaces	116

Utilities & Amenities

Elevators	0
Number of Elevators	0
Number of Escalators	0

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
U:7	Available	1,250 SF	NNN	\$2,600 per month	NNN \$8. 3% annual rent escalations
U:20	Available	625 SF	Modified Gross	\$900 per month	3% annual rent escalations
U:22	Available	625 SF	Modified Gross	\$900 per month	3% annual rent escalations
U:24	Available	625 SF	Modified Gross	\$900 per month	3% annual rent escalations
U:27-29	Available	1,250 SF	Modified Gross	\$1,800 per month	3% annual rent escalations
U:30-32	Available	1,250 SF	Modified Gross	\$1,800 per month	3% annual rent escalations
U:31	Available	300 SF	Modified Gross	\$600 per month	3% annual rent escalations
U:37	Available	625 SF	Modified Gross	\$900 per month	3% annual rent escalations. Unit has bathroom.

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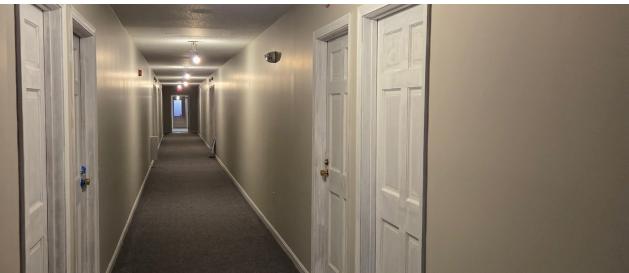
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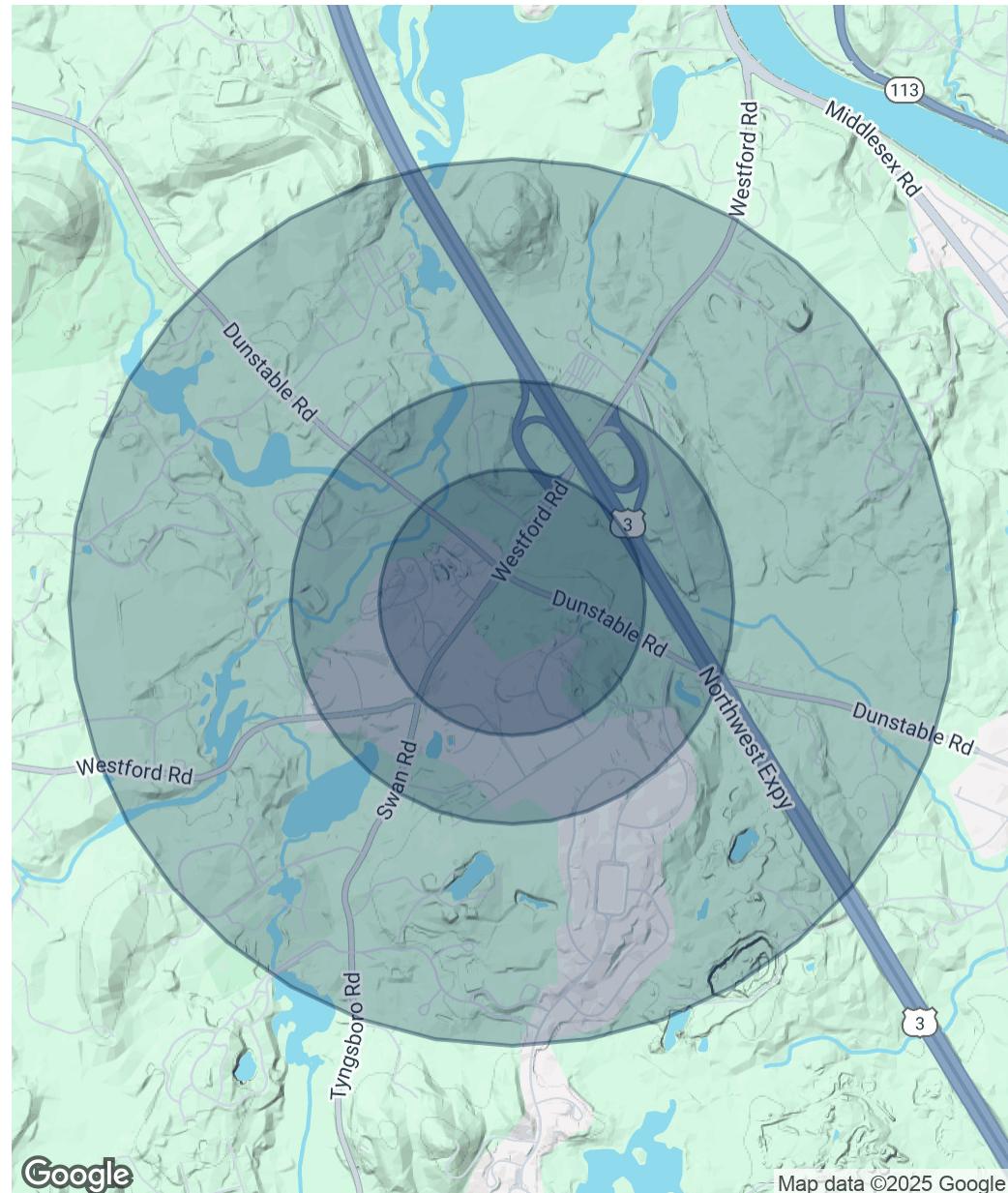
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	260	660	2,514
Average Age	42	42	43
Average Age (Male)	42	42	42
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	86	221	889
# of Persons per HH	3	3	2.8
Average HH Income	\$196,554	\$199,388	\$194,231
Average House Value	\$635,653	\$646,244	\$649,234

Demographics data derived from AlphaMap



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