

# FOR LEASE



## 382 BOSTON TURNPIKE

SHREWSBURY, MA 01545



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Property Type: Office

Lot Size: 0.63 Acres

Zoning: CB - Commercial Business

Parking: On-site, paved lot

Lease Rate: \$19.00 SF/yr (Plus Electric)

## PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to present the availability of one first-floor office condominium suite located at 382 Boston Turnpike in Shrewsbury, Massachusetts. The suite offers ±2,022 SF of space that had recently been occupied and utilized as a chiropractic office with a mix of private offices, a reception area, and open space. The Landlord would consider subdividing the space for a smaller user. The suite and building are well-maintained with the Landlord on-site as well. The property is located along Route 9 at a lighted intersection providing easy parking access as well as tremendous signage and visibility. 382 Boston Turnpike is situated approximately two (2) miles from the UMass Memorial Hospital – University Campus and ten (10) minutes from downtown Worcester. Route 9 location provides easy access to I-290 and Route 20. The lease rate includes all condominium fees and real estate taxes. Please give us a call today to schedule a tour!

### SPACES

Suite 101

### LEASE TYPE

Plus Electric

### LEASE RATE

\$19.00 SF/yr

### SPACE SIZE

2,022 SF



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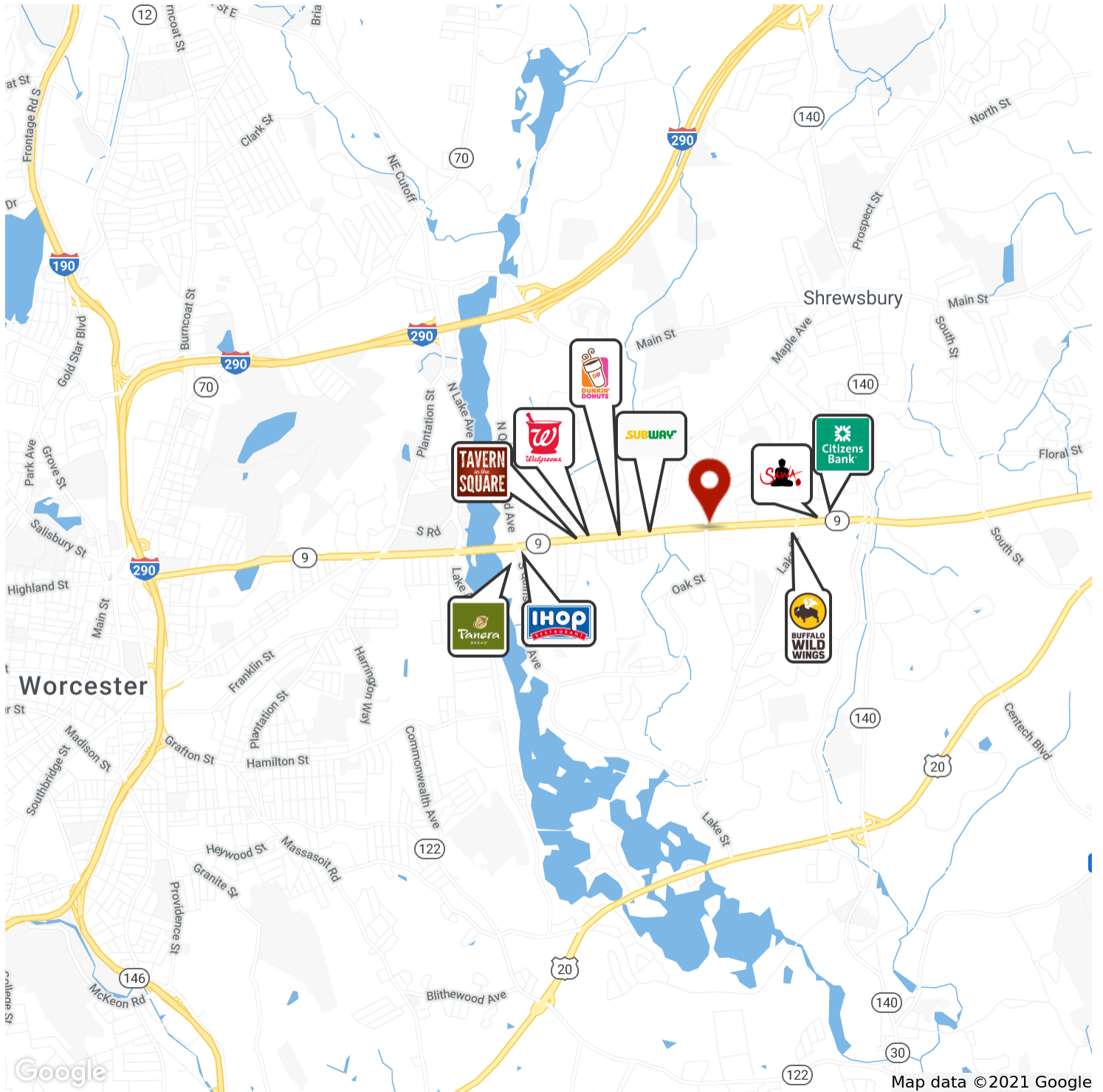
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# LOCATION MAP



Map data © 2021 Google



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