

FOR LEASE



340 MAPLE STREET

MARLBOROUGH, MA 01752



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

TOM BODDEN

Vice President

bodden@kelleher-sadowsky.com

O: 508.841.6214

C: 774.214.6225

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Office

Building Size: 40,000 SF

Year Built: 2002

Number Of Floors: 4

Lease Rate: Negotiable

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 340 Maple Street as available For Lease. This meticulously maintained office building is conveniently located on the busy Route 85, and offers quick and easy access to Route 20, Route 9, Route 30, and I-495. There are currently three separate units available for lease, ranging in size from 1,280 - 3,650 square feet. The building is surrounded on four sides by large windows that give lots of natural light, and has plenty of parking for all tenants. Call us today to schedule a tour!

SPACES	LEASE TYPE	LEASE RATE	SPACE SIZE
Suite 150	Gross	Negotiable	2,350 - 3,650 SF
Suite 210	Gross	Negotiable	1,280 SF
Suite 220	Gross	Negotiable	2,647 SF



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com
O: 508.635.6785
C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com
O: 508.635.6790
C: 508.579.6080

TOM BODDEN

Vice President

bodden@kelleher-sadowsky.com
O: 508.841.6214
C: 774.214.6225

FOR LEASE | 340 MAPLE STREET

ADDITIONAL PHOTOS



WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

TOM BODDEN

Vice President

bodden@kelleher-sadowsky.com

O: 508.841.6214

C: 774.214.6225



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

LOCAL RETAILERS



WILLIAM D. KELLEHER, IV

Principal

wkelleher@kelleher-sadowsky.com

O: 508.635.6785

C: 508.596.5395

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

TOM BODDEN

Vice President

bodden@kelleher-sadowsky.com

O: 508.841.6214

C: 774.214.6225