

FOR LEASE

OFFICE / MANUFACTURING SPACE

333 SOUTH STREET,
SHREWSBURY, MA 01545



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

WILLIAM D. KELLEHER, IV

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG)
Building Size:	682,000 SF
Available SF:	1,966 - 43,246 SF
Lot Size:	68.85 Acres
Year Built:	1986
Zoning:	CB - Commercial Business

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to bring to your attention to 333 South Street in Shrewsbury, Massachusetts. Located at the intersection of South Street and Route 9 in Shrewsbury, the building offers excellent highway access to Routes 290, 495 and Massachusetts Turnpike (I-90).

333 South Street has more than 682,000± square feet of Class A office space, as well as light manufacturing and laboratory space to accommodate a myriad of uses, and tenants of all sizes. The property is located in a tranquil, campus like setting, with access to many retail amenities in close proximity to the building.



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

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	Available	4,031 - 18,641 SF	Modified Gross	\$17.50 SF/yr	-
Building 1	Available	43,246 SF	Modified Gross	\$17.50 SF/yr	-
Building 2	Available	21,369 SF	Modified Gross	\$17.50 SF/yr	-
Building 2	Available	5,023 SF	Modified Gross	\$17.50 SF/yr	-
Building 1	Available	32,380 SF	Modified Gross	\$17.50 SF/yr	5,124 RSF Lab Space 32,380 RSF lab & clean room
Building 1	Available	9,800 SF	Modified Gross	\$17.50 SF/yr	9,800 RSF Closet Storage 1,495 RSF Open Cube/Desk & Closet Storage
Building 2	Available	21,369 SF	Modified Gross	\$17.50 SF/yr	Lab & Office space
Building 2	Available	20,835 SF	Modified Gross	\$17.50 SF/yr	Lab space
Building 2	Available	19,982 SF	Modified Gross	\$17.50 SF/yr	Lab space
Building 2	Available	7,454 SF	Modified Gross	\$17.50 SF/yr	Lab space
Building 2	Available	2,851 SF	Modified Gross	\$17.50 SF/yr	Lab space
Building 2	Available	1,966 SF	Modified Gross	\$17.50 SF/yr	Lab bench & closet storage
Building 2	Available	2,918 SF	Modified Gross	\$17.50 SF/yr	Lab & closet storage

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ADDITIONAL PHOTOS



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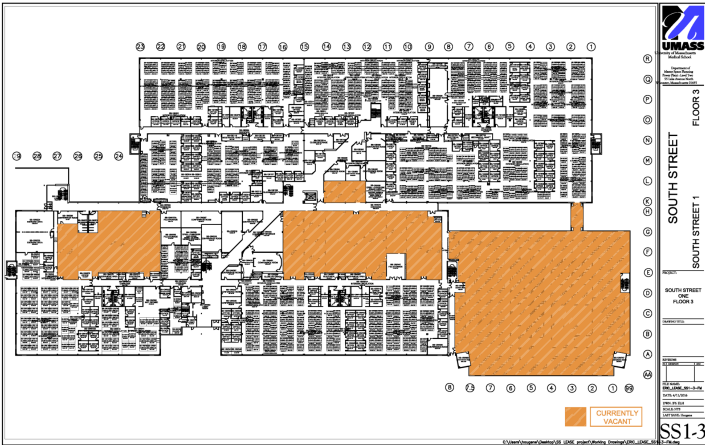
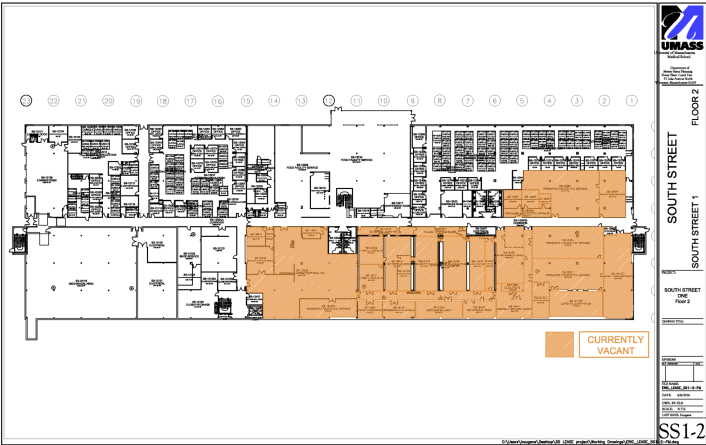
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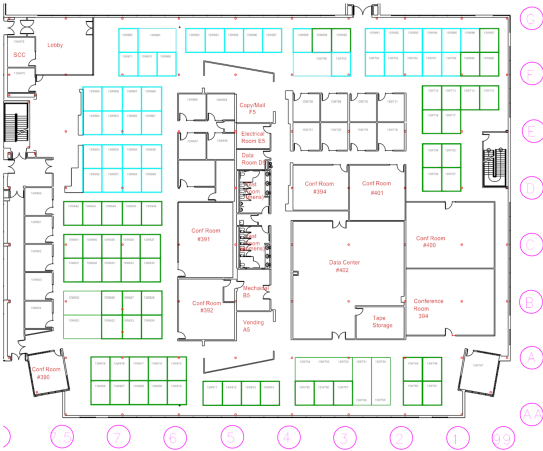
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FLOOR PLANS

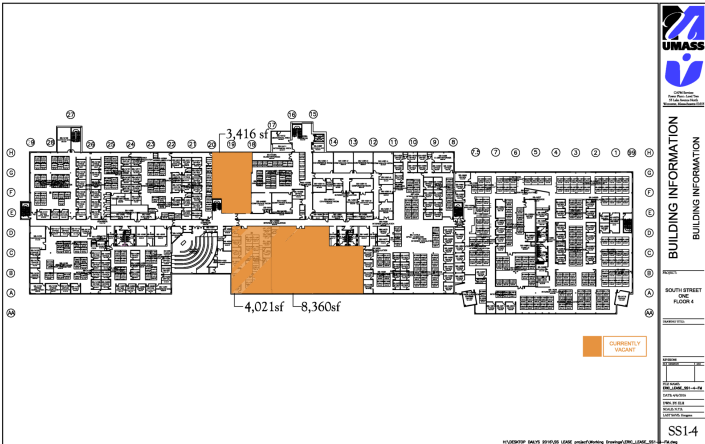


South Street 1 - 2nd Floor Plan

South Street 1 - 3rd Floor Plan



South Street 1 - 3rd Floor Plan



South Street 1 - 4th Floor Plan

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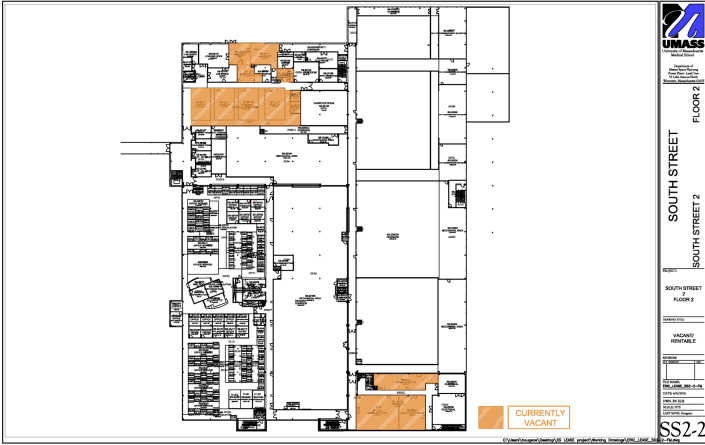
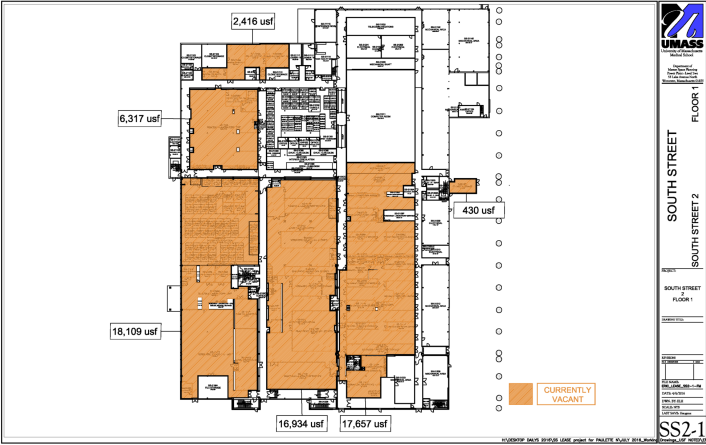
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FLOOR PLANS



South Street 2 - 1st Floor Plan

South Street 2 - 2nd Floor Plan

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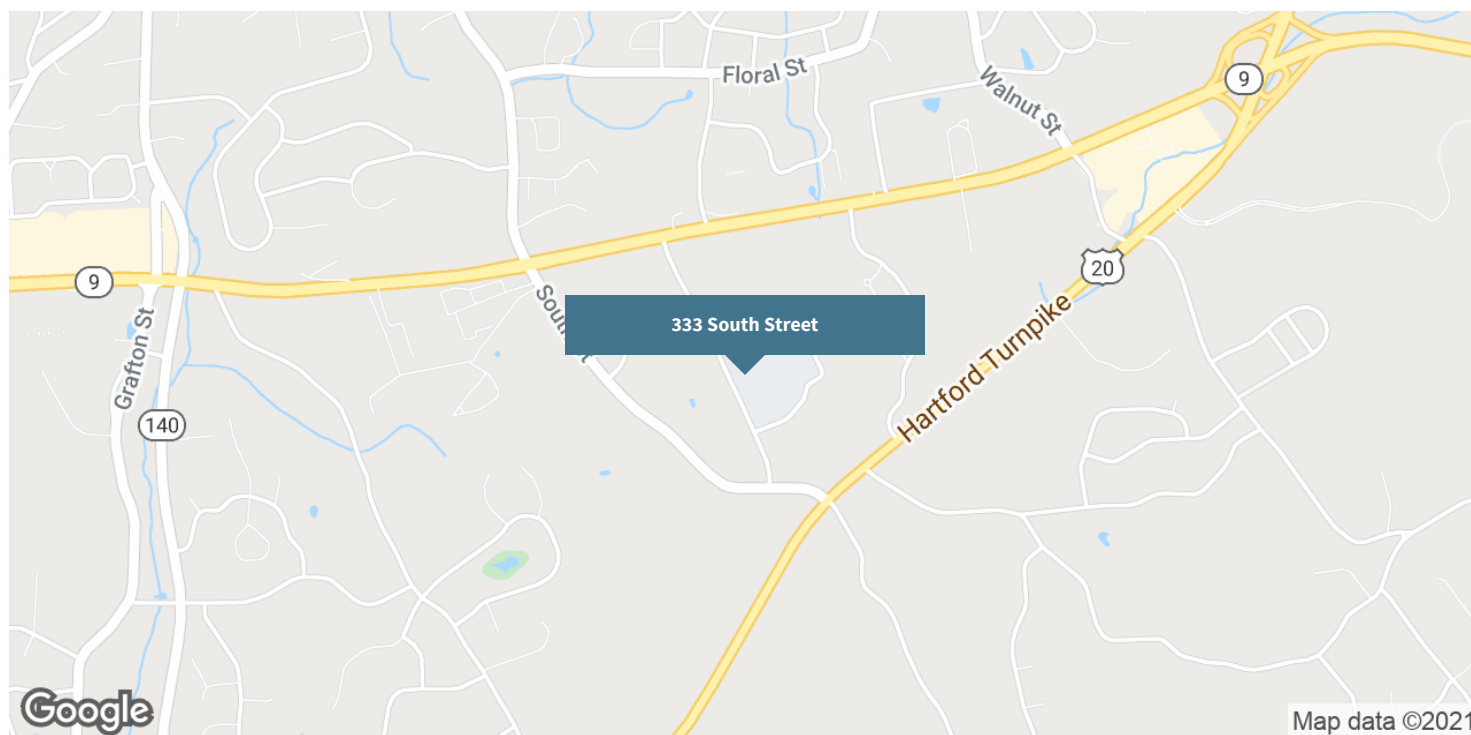
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KS - REGIONAL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	4,640	35,590	89,369
Median age	37.7	37.3	38.2
Median age (Male)	36.9	36.6	37.5
Median age (Female)	38.3	38.3	39.2
Total households	1,674	13,043	33,541
Total persons per HH	2.8	2.7	2.7
Average HH income	\$101,016	\$102,247	\$101,976
Average house value	\$469,140	\$428,645	\$408,091



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