

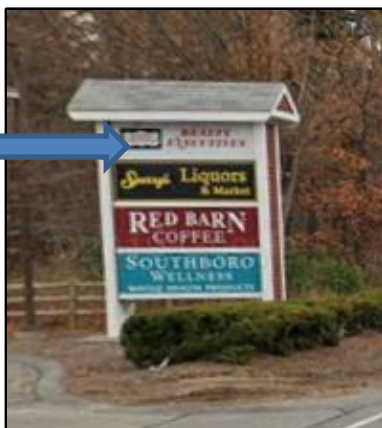


**METROWEST
COMMERCIAL R.E.**

**FOR LEASE OFFICE / RETAIL
RT. 9 ~ 205 TURNPIKE RD., SOUTHBORO, MA**



Located on Rt.9 W, near Rt. 85 junction with good MassPike & Rt. 495 access, this office or retail space offers a country-type welcoming setting with excellent parking & Rt. 9 signage. Join a well-known café – Recently sold Red Barn Coffee now New York Bagel, Sperry’s Liquors & Market and chiropractor /wellness center. The available space is currently used as a real estate office. The floor plan has a large open bull pen area, nicely appointed conference room, kitchen/breakroom. Baths are outside the office & shared. Zoned Business Highway – retail, office, med spa & bank allowed – school with special permit. Great for a consulting office, medical, a design center, law firm or a business that wants Rt. 9 signage & visibility.



AVAILABLE:

Approx. 900 s.f. – 1st floor
Bathrooms are located in the common area.
HVAC: Separately metered, paid by tenant
Parking: 55 – shared.

**ASKING - \$1,850/m + utilities
base year NNN & R.E. taxes included**

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The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation after the first showing.

Info date 12-14-20

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