

OFFICE/RETAIL BUILDING FOR LEASE

206 SOUTHBRIDGE STREET

Auburn, MA 01501



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to introduce a prime leasing opportunity at 206 Southbridge St, Auburn, MA. This property is an ideal fit for both office and retail users alike, with ample parking, flexible floor plans, and superb visibility on Route 12 in Auburn. There are multiple units currently ranging from 1,400 - 1,500 square feet with the ability to combine 2 units to create a contiguous 2,900 square feet suite on two levels. The property is strategically located minutes from downtown Worcester and has nearby highway access to I-290 and the Mass Pike. For more information or to schedule a private showing, please contact the listing broker.

OFFERING SUMMARY

Building Size:	7,500 Square Feet
Available SF:	1,400 - 4,500 SF
Asking Rent:	\$22.50 per square foot
Lease Structure:	Full-Service Gross
Date Available:	Immediate
Parking Ratio:	+/-3 per 1,000 RSF
Number of Units Available:	3
Utilities:	Propane, Public Water & Sewer
Lot Size:	28,246 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	124	517	2,248
Total Population	303	1,266	5,554
Average HH Income	\$108,924	\$109,782	\$113,238



