

MEDICAL OFFICE SPACE FOR LEASE

SUITE 404 IN THE MARSTON MEDICAL CENTER



DESCRIPTION

Offered for lease is a 9800 sq. ft. fully built-out top floor suite with expansive views out over the Merrimack River and surrounding area. The space features an attractive reception area, a comfortable waiting room, office spaces, more than 16 examination/treatment rooms, dedicated restrooms, and various utility rooms. Easy access from route 495. Plentiful parking. The owner is motivated and is ready to work with prospective lessees to make the space work for them.

MARSTON MEDICAL CENTER HIGHLIGHTS

- Convenient location: Off Route 495
- Medical specialties: Cardiology, X-rays, labs, primary care, walk-in clinic, chiropractic care
- Notable tenants: Lawrence General Hospital, Tufts Medical Center
- Ample parking: On-site lot and parking structure
- Beautiful setting: River views, renovated mill complex

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN) For yr one
Number of Units:	1
Available SF:	9,800 SF (sub-dividable)
Building Size:	78,000 SF

GARY SIDELL

President
978.375.7363



SUITE 404 DETAILS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,500 SF (sub-dividable)	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 404	Available	9,800 SF	NNN	\$16.00 SF/yr	This top floor suite has incredible river views and fully built-out with beautiful waiting area for patients, plenty of treatment rooms and offices, exclusive bathrooms, IT infrastructure, consult rooms and much more. This space can be sub-divided as well. Landlord is also amenable to making investments for customized tenant build-out needs.

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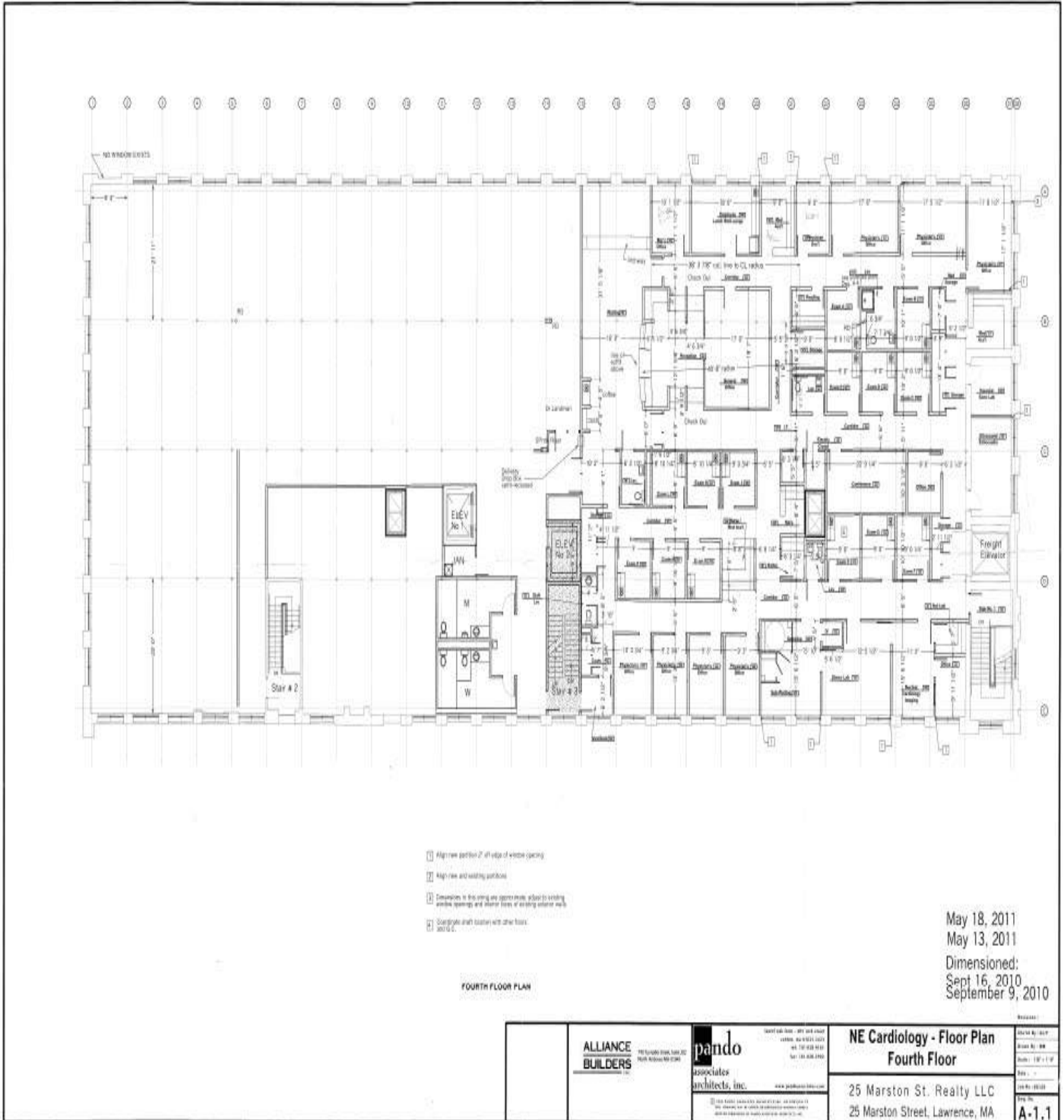
ADDITIONAL PHOTOS



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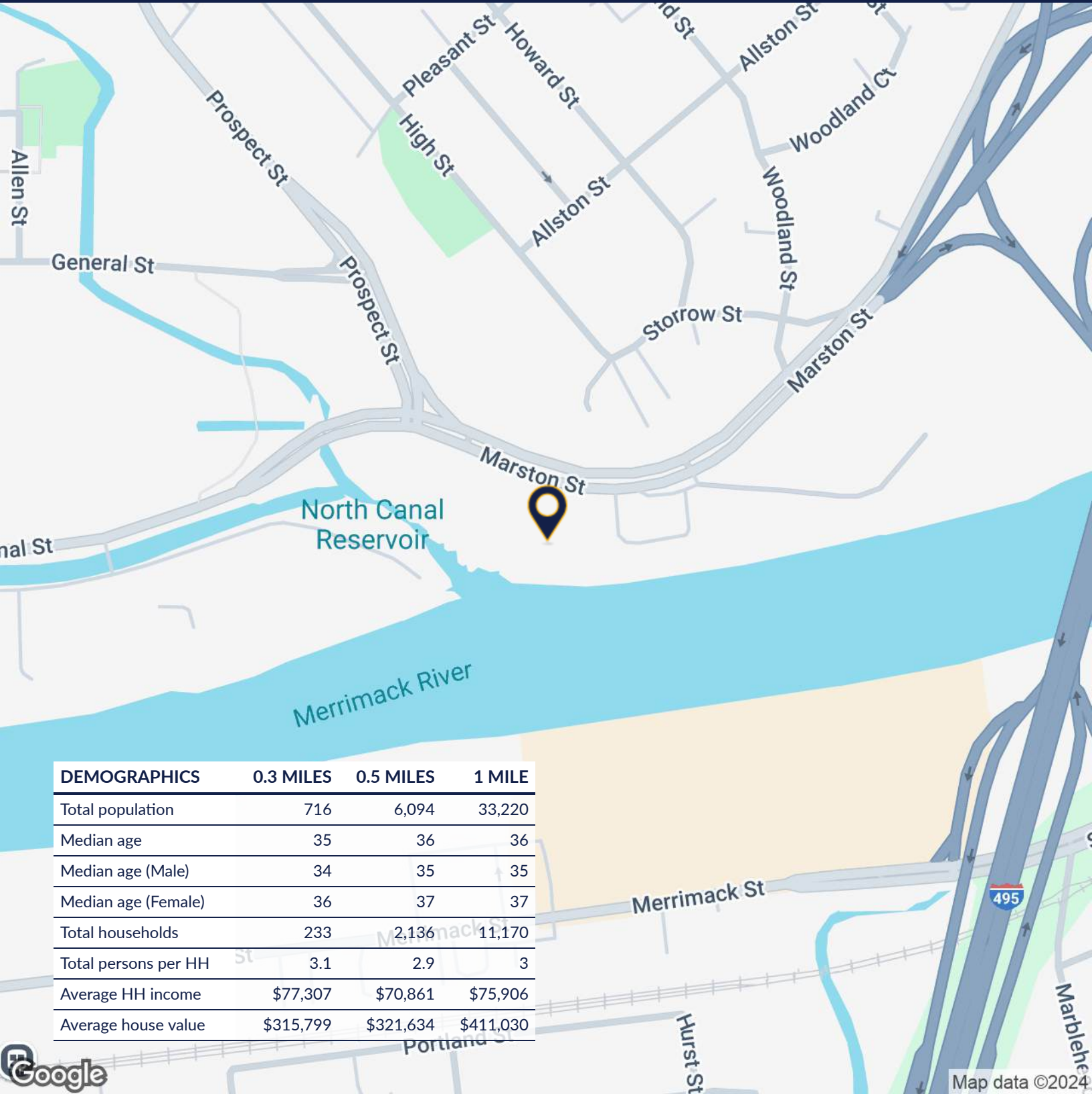
FLOOR PLAN



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LOCATION MAP & DEMOGRAPHICS



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