



FOR LEASE

MIDSTATE OFFICE PARK

MIDSTATE DRIVE, AUBURN, MA
01501



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THOMAS KELLEHER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Office

Building Size: 21,670 SF

Available SF: 788 - 4,096 SF

Zoning: HB - Highway Business

Utilities: Lessee is responsible for electricity from plugs & lights, janitorial within the suite, and CAM charges and real estate taxes above the base year of 2020.

Lease Rate: \$12.00 - 17.50 SF/yr (MG)

PROPERTY OVERVIEW

Five modern office buildings. Office suites of various sizes are available in this thoroughly Modern Office Park. Interior design and built-out to tenant specification. Acres of parking. Join our list of prestigious tenants. They include: E-Z Pass/Mass Pike, National Grange Mutual Insurance, Paychex North America, Lenard Engineering, Compassus Health Care, Mortgage Network, Advanced Title & Escrow, EPay Solutions, Peace of Mind Counseling, Advanced Title and Escrow, Apex K Home Care, David Fisher Companies, Riverside Community Care, Insurance Fraud Bureau, Employers Association of NE, Industrial Hearing and Testing, Worcester Regional Retirement System, Nortek USA, Sparhawk Asset Management, MassMEP, Clean Energy, Complete Payroll Services, Vertical Resources Group, Canna-Wise Alternative Medicine and Crater Communications.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,269	47,758	148,526
Total Population	3,145	126,673	382,554
Average HH Income	\$75,912	\$59,989	\$69,936



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 15 - Suite 200	Available	788 SF	Modified Gross	\$17.50 SF/yr	Includes kitchenette
Building 15 - Suite 202	Available	804 SF	Modified Gross	\$17.50 SF/yr	Wide-open: ideal for workstations
Building 15 - Suite 200 & Suite 202	Available	1,592 SF	Modified Gross	\$17.50 SF/yr	Adjacent suites combined
Building 15 - Suite 215	Available	4,096 SF	Modified Gross	\$17.50 SF/yr	Many private offices, kitchenette
Building 19 - Suite 200	Available	1,330 SF	Modified Gross	\$17.50 SF/yr	Four Private & Reception
Building 23 - Suite 112	Available	861 SF	Modified Gross	\$12.00 SF/yr	Storeroom Users Only
Building 23 - Suite 206	Available	1,344 SF	Modified Gross	\$17.50 SF/yr	Private office plus large open bay



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