



**FOR LEASE**

# OFFICE SPACE AVAILABLE

334 BOSTON TURNPIKE, SHREWSBURY, MA 01545



**Kelleher  
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

**DREW HIGGINS**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type:	Office
Building Size:	5,000 SF
Available SF:	2,500 SF
Lot Size:	0.35 Acres
Zoning:	LB - Limited Business
Lease Rate:	\$16.50 SF/yr (+ Utilities)

### PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to introduce ±2,500 SF of professional office space as available for lease at 334 Boston Turnpike in Shrewsbury, MA. Conveniently located directly on Route 9, this property offers great visibility for your company while also providing employees, customers and clients with ample amount of off-street paved parking. The current build-out includes four private offices, open bullpen area, reception, kitchenette and bathroom. In this multi-tenanted building, current tenants include Cloyd Financial Planning and Liberty Tax Service. Please contact us today to schedule a tour!

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,023	23,298	68,523
Total Population	7,508	58,080	172,826
Average HH Income	\$84,314	\$82,235	\$71,755

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## ADDITIONAL PHOTOS



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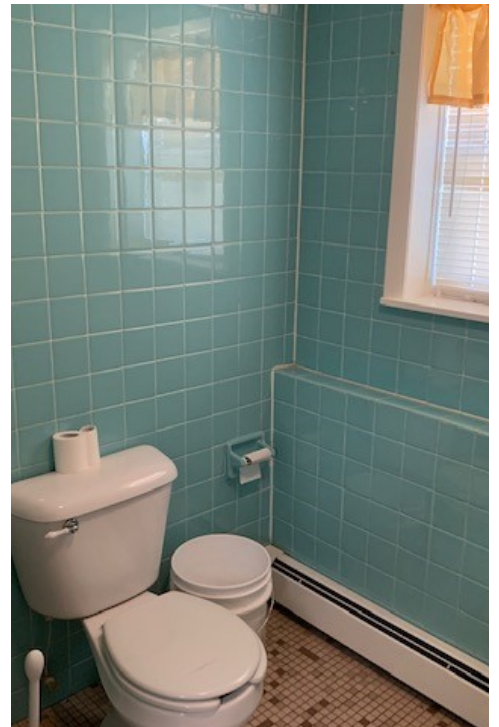
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