

OFFICE SPACE FOR LEASE
Lakewood Office Park
114 & 220 N. Main Street
Natick, MA

LOCATION — LOCATION — LOCATION
Junction of Routes 27 & 9 in Natick



Suites Available — Up to 4,112 SF

With soon to be updated landscaping and internal common areas, these buildings located on Route 27 at the junction of Route 9 are also ideally situated for easy access from nearby Route 30 or the Massachusetts Turnpike. The property is also a short distance to downtown Natick and the Commuter Rail Station.

There is an on-site daycare center and a dentist. The property has plenty of off-street parking and an outdoor picnic area. Many tenants have been there over a decade.

Wonderful amenities and conveniences within walking distance including Staples, Dunkin Donuts, Panera Bread, Five Guys, Super Stop & Shop and a convenience store.

Exclusive Listing Brokers

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BLDG.	SUITE	AREA	RENT	AVAIL.	NOTES
220	#106	1,200 SF	\$18.00/SF plus Utilities at \$2.00/SF Electric	NOW	New Carpet and Paint with 5 year Lease
220	#201	4,112 SF	\$18.00/SF Plus Separately Metered Utilities	NOW	New Carpet and Paint and \$10.00 Fit Up Allowance with 5 year Lease
114	#102 - #103	900 SF	\$16.50/SF Plus Separately Metered Gas and Electric	NOW	New Carpet and Paint with 5 year Lease Can be separated into two suites
114	#106 - #107	975 SF	\$17.50/SF Plus Separately Metered Gas and Electric	07/01/19	SEMI RETAIL New Carpet and Paint with 5 year Lease
114	#202	1,849 SF	\$16.00/SF Plus Separately Metered Gas and Electric	NOW	New Carpet and Paint Completed
114	#204	1,059 SF	\$16.00/SF Plus Separately Metered Gas and Electric	60-Days Notice after 03/31/19	New Carpet and Paint with 5 year Lease Can be combined with #202 for larger floor plan

Within 5 Minutes Walking Distance

- On-Site Daycare
- Staples with a UPS Store
- Dunkin Donuts
- Panera Bread
- Five Guys Burgers
- Super Stop and Shop
- Veterinarian
- Liquor Store with Nice Wine Selection
- Convenience Store
- Dry Cleaners & Laundromat



Within a 5 Minute Ride

- Post Office
- Starbucks
- Gas Station/Mechanic/Oil Change
- Urgent Care Clinic
- Natick Mall

**Call today to schedule a showing
508-641-4884**