

# Office Space Available For Lease

488 Boston Post Road, Marlborough, MA



## Property Information

<b>Address:</b>	488 Boston Post Road Marlborough, MA	<b>Frontage:</b>	597' on Boston Post Rd (with 4 curb cuts)
<b>Available:</b>	950; 1,768 +/- SF	<b>Water:</b>	Town
<b>Total SF:</b>	41,889 +/- SF	<b>Sewer:</b>	Town
<b>Parking Spaces:</b>	300 +/- Spaces	<b>Gas:</b>	Natural
<b>Parking Ratio:</b>	7.16 / 1,000 GLA +/-	<b>Zoning:</b>	B
<b>Traffic Counts:</b>	21,936 +/- VPD via Boston Post Road	<b>Year Built:</b>	1974

## Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	41,220	105,140	358,896
Households:	16,297	40,838	136,447
Average HH Income:	\$110,120	\$123,831	\$134,056



KUMON®

488 Boston Post Road is a multi-tenant office building conveniently located off Boston Post Road, a diverse retail area in Marlborough, MA. The 1,768 +/- sf available office space features four private offices, a conference room, server room, kitchenette, and open "bull pen" area. The 950 +/- sf available office space features three separate offices and a reception area. This property is shadow anchored by the Marlborough Village Plaza. Tenants located in this plaza include KinderCare Learning Center, Kumon, Stage Door Dance and Capital Liquors. Neighboring businesses include Home Depot, Starbucks, Target, Town Fair Tire, Walgreens, Burger King and more. 428 Boston Post also features ample parking and high visibility.

For Leasing Information:

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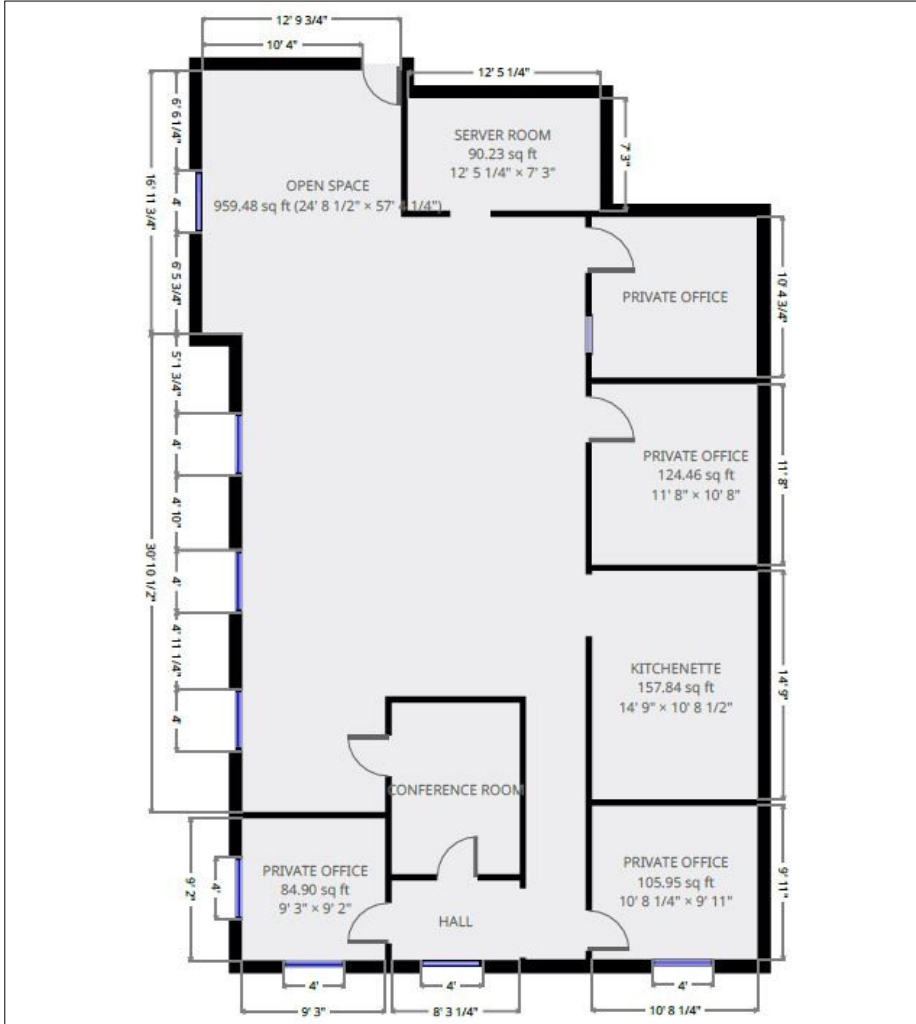
Summit Realty Partners

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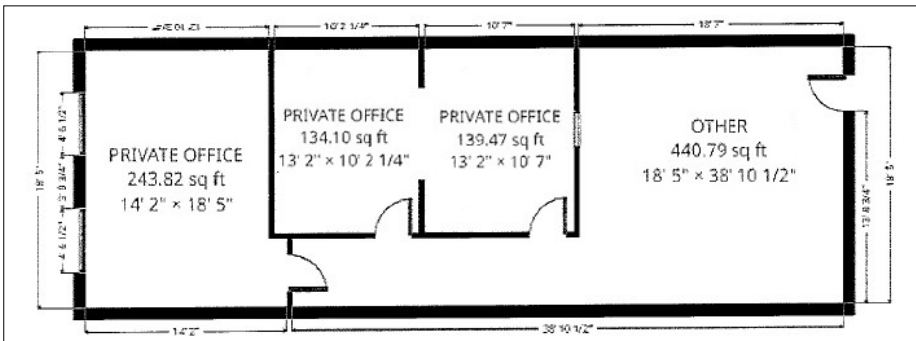
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## 1,768 +/- SF Office Space



## 950 +/- SF Office Space



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