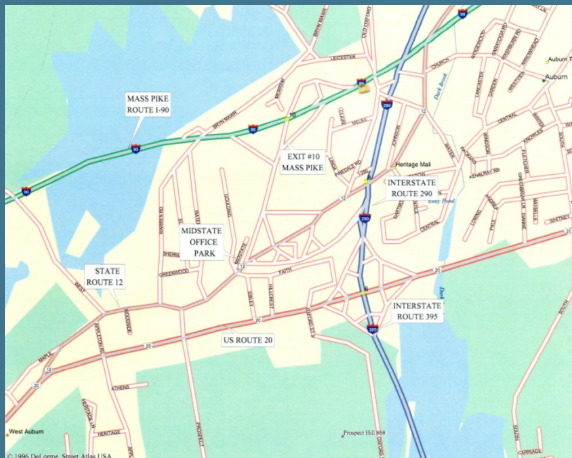




OFFICE SPACE

Available for Lease

Midstate Office Park, Auburn, MA



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, IBM, RGIS Inventory Specialists, Lenard Engineering, AseraCare Hospice, Life Choice Hospice, Mortgage Network, Advanced Title & Escrow, EPay Solutions, Peace of Mind Counseling, Advanced Title and Escrow, Accountable Care Counseling, Employers Association of NE, Industrial Hearing and Testing, Worcester Regional Retirement System, Response Group, Inc., Nortek USA, Sparhawk Asset Management and Connecticut Business Systems.

Parking is never an issue at the Midstate Office Park!

Located at the Intersection of Five Major Highways

- Fixed Rate Leases
- Tenant controls Thermostats for HVAC
- Tenant has 24 - 7 Access
- Property is Superbly and Professionally Maintained

Kelleher & Sadowsky
120 Front Street, Suite 210
Worcester, MA 01608
508.755.0707 Office
kellehersadowsky.com

Thomas Kelleher
Senior Vice President
Direct 508.635.6789
Cell 508.498.6000
tomkelleher@kelleher-sadowsky.com



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Midstate Office Park, Auburn, MA

Space Available

BLDG	SUITE	PRICE	SQ FT	SPECIAL FEATURES
15	No Vacancy			
19	130	\$17.50	2,985	Rebuild to suit Tenant
	200	\$17.50	1,582	Five Private & Reception
23	112	\$12.00	861	Storeroom Users Only
23	206	\$17.50	1,344	Private Office plus Large Open Bay
23	208-B	\$18.50	586	Three Room Suite, Includes Electric
27-A	200	\$19.00	11,280	For large user or sub-divide
27-B	106	\$19.00	2,995	Private Offices Plus Conference

Additional to PRICE, Lessee is responsible for electricity from wall plugs and overhead lights, janitorial within the suite and any increase in common charges and real estate taxes above the base year of 2019.

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