

FOR LEASE

319
SOUTHBRIDGE
STREET

AUBURN, MA 01501



BRIAN JOHNSON

Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

MBLU:	33 / 74 / / /
Property Type:	Office
Building Size:	12,000 SF
Available SF:	1,800 - 3,800 SF
Zoning:	LB - Limited Business
HVAC:	Gas / hot water heat / Central AC
Parking:	±45 spaces

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to present 319 Southbridge Street, Auburn, MA as available for lease. The Auburn Professional Building has two suites available for lease, one ±3,800 SF space that was most recently occupied as a physician’s medical office. The second suite available is a clean, private office with great natural light. Located directly on Route 20, the property is conveniently located 0.5 miles from I-290, the Mass Pike and Route 146. In addition, the property is located in close proximity to many area amenities, including various restaurants, banks, and shopping. Please give us a call today to schedule a tour!

SPACES	LEASE TYPE	LEASE RATE	SPACE SIZE
Third Floor	Gross	\$16.00 SF/yr	1,800 SF
First Floor	Gross	\$16.00 SF/yr	3,800 SF

FOR LEASE | 319 SOUTHBRIDGE STREET

ADDITIONAL PHOTOS



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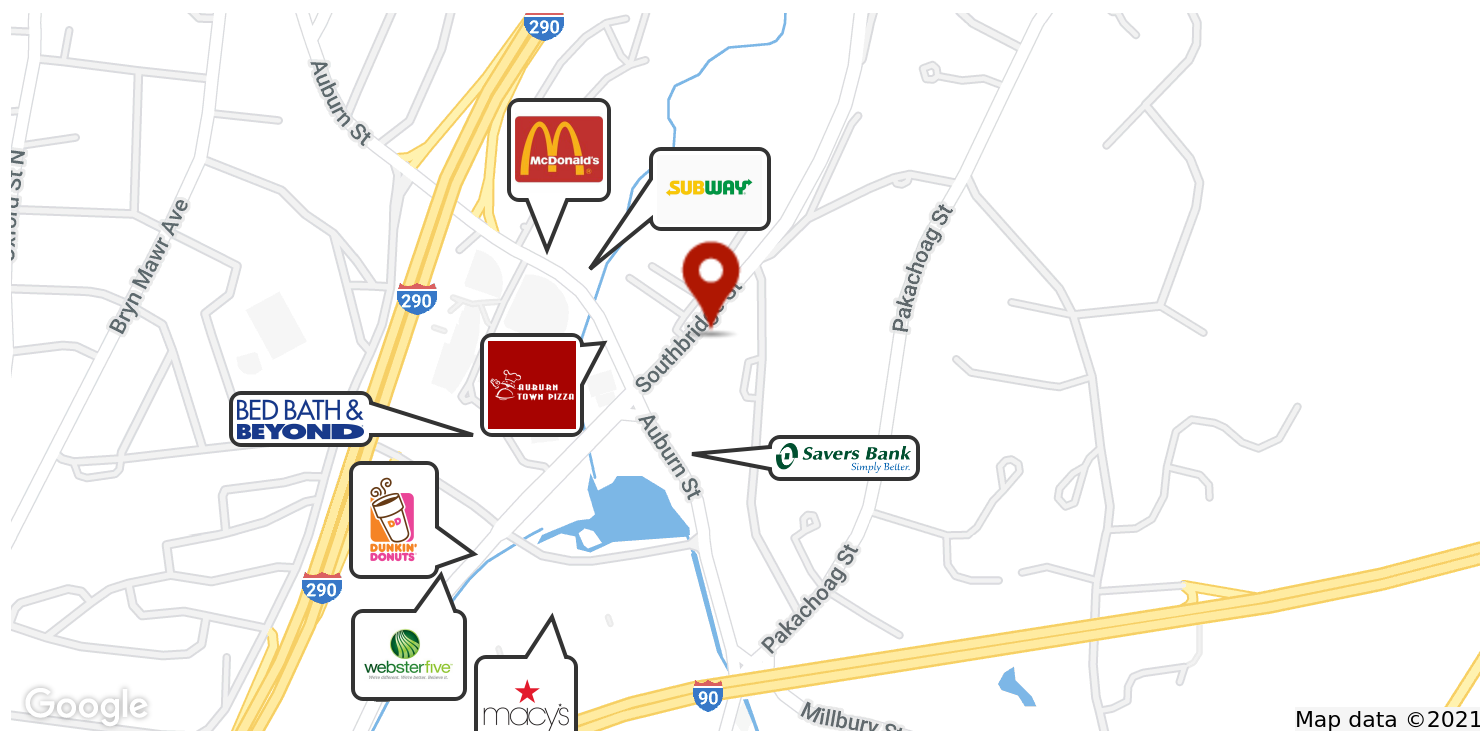
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

LOCATION MAPS



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	4,157	168,749	383,872
Median age	40.2	35.0	36.9
Median age (Male)	39.6	33.9	35.9
Median age (Female)	41.0	36.2	38.0
Total households	1,620	63,707	148,279
Total persons per HH	2.6	2.6	2.6
Average HH income	\$73,410	\$59,130	\$71,472
Average house value	\$269,415	\$272,778	\$300,193



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