

# MEDICAL OFFICE SPACE

Approx 2,000 SF (Total of 5,927 SF)  
For Lease or Sale

246 Maple St, Unit 1  
Marlborough, MA

**AVAILABLE:**

Approx 2,000 SF (Total Size of Unit is 5,927 SF)

**USES:**

Medical Office space

**OFFERED FOR LEASE OR SALE:**

Lease: \$2,000/mo + NNN

Sale: Pricing is negotiable

**NEARBY TENANTS:**

Nearby tenants include Charles River Medical Associates, McDonald's, Dunkin' and Starbucks.

**LOCATION:**

Maple St Medical Plaza is located behind McDonald's on heavily traveled Route 85 in Marlborough.

**SUMMARY:**

Approx 2,000 sf of 1st floor highly desirable medical office space available for lease or sale. Previously built out for a kidney dialysis lab. Welcoming open lobby/reception area with treatment rooms for a new medical user. Terrific parking, accessibility and signage. The remaining approx 3,927 sf is currently leased to a Church.

The information contained herein has been obtained through sources deemed reliable by JMJ Commercial Realty, Inc., but cannot be guaranteed for its accuracy. We recommend to the tenant/buyer that any information, which is of special interest, should be obtained through independent verification.



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