

# MEDICAL OFFICE SPACE

Approx 2,000 SF  
For Sub-Lease

246 Maple St, Unit 1  
Marlborough, MA



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**AVAILABLE:**

Approx 2,000 SF

**USES:**

Medical Office space

**OFFERED FOR SUB-LEASE:**

Negotiable. Potential for one day per week rental at \$500/week, as well as other arrangements.

**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 sub-lease. Previously built out for a kidney dialysis lab. Welcoming lobby/reception area with treatment rooms for a new medical user. Terrific parking and accessibility. Current tenant to use during evenings and weekends. Call for more for info.

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 that any information, which is of special interest, should be obtained through independent verification.



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# Approx 2,000 sf Medical Office for Lease - 246 Maple St, Unit 1, Marlborough MA

## FLOOR PLAN - 1ST FLOOR SUITE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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