

Edward Carbone . Carbone Commercial Real Estate . Edward @ CarboneRE.com . (781) 935-5444

## 217 Middlesex Tpk, Burlington, MA

### Office Building

## Office Space For Lease

10,000 sq.ft. (sub-dividable to 5,000 sq.ft.)

### BUILDING FEATURES

20,000 sq.ft. Office Building  
 Two Story  
 Over 60 on-site parking spaces  
 Zoning: IG general industrial  
 Concrete block construction  
 Burlington Commercial Real Estate



see additional photos below

### AVAILABLE UNIT FEATURES

- 10,000sf the entire top floor is available for lease
- 5000sf on the left side has 3 private office plus a large open area
- 5,000sf on the right side has 9 private office plus an open bullpen area
- Conference Room and Kitchen
- Supply or project room with cabinets
- Updated clean, modern interior

### LOCATION FEATURES

- Located 1 mile north of the Burlington Mall
- Located 1 mile east of Route 3
- Located 1.4 miles north of Route 128 and Interstate 95
- Many area amenities include Restaurants, Mall Shopping, Banks, Gas, Lodging, Hospital, and Personal Services

### LEASE TERMS

- \$10.00 per sq.ft. per year nnn

- Carbone Commercial Real Estate, Inc. will share its fee equally with any broker who produces a prospect with which a transaction is consummated.

### ADDITIONAL PHOTOS



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

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