

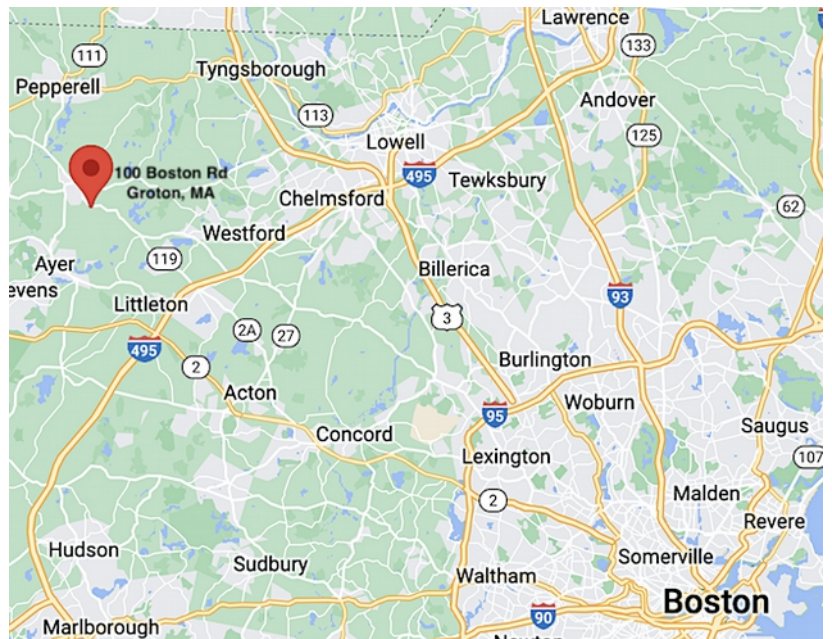
100 Boston Road, Groton, MA



MEDICAL / OFFICE BUILDING FOR LEASE

100 Boston Road is a 14,310 +/-sf medical building currently occupied in full by Emerson Hospital Health Center.

- 1,378 to 14,310 +/- sf
- Lease the entire building or a suite
- 1st Floor: 5,375 +/- sf
- 2nd Floor: 5,375 +/- sf
- 3rd Floor: 3,560 +/- sf
- Elevator
- Medical & Dental suites with offices & exam rooms/operatories with sinks
- Located adjacent to CVS, U.S. Post Office, Middlesex Savings Bank
- Available September 1, 2023
- \$20.00 per sf nnn



Edward Carbone, CCIM

781.935.5444 (o)

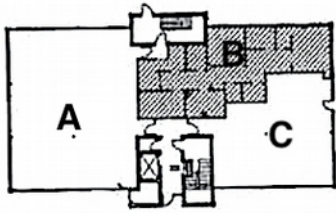
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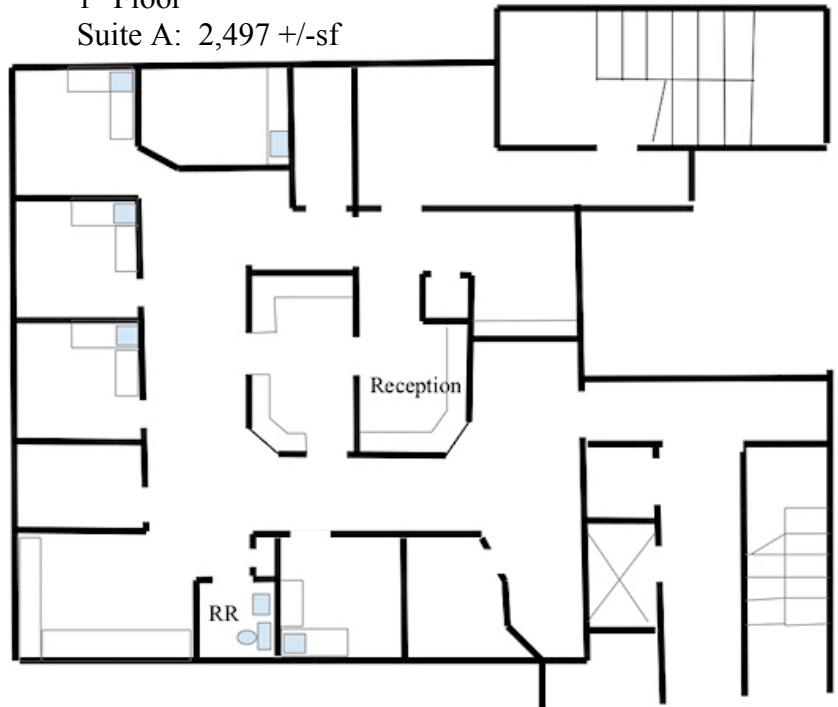
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CARBONE Commercial Real Estate, Inc.

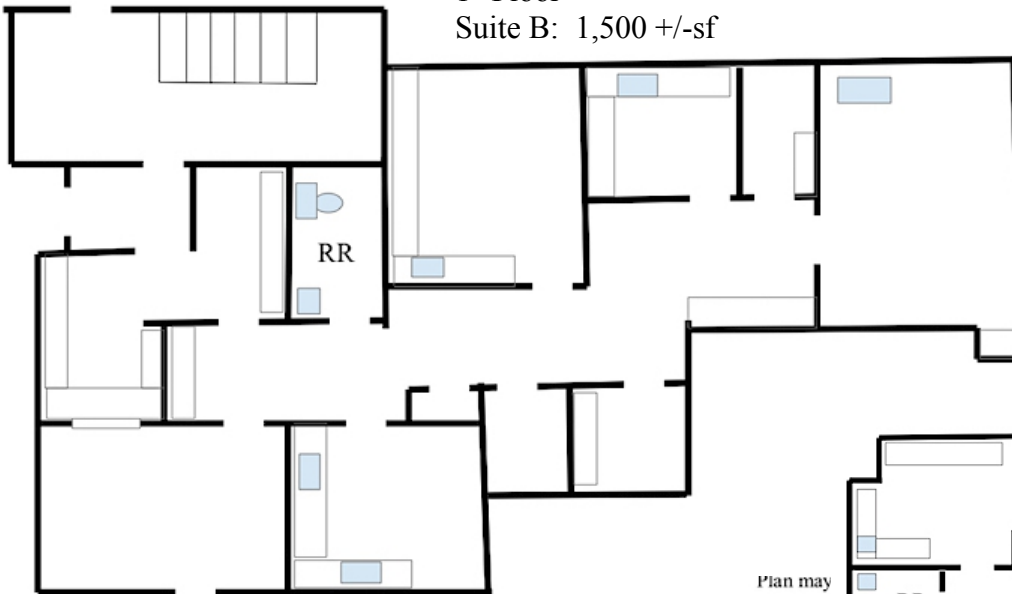
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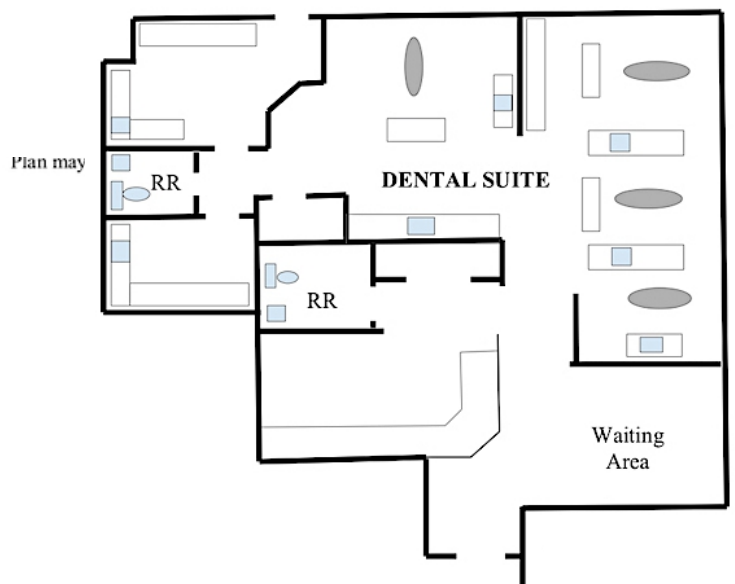
1st Floor
Suite A: 2,497 +/-sf



1st Floor
Suite B: 1,500 +/-sf



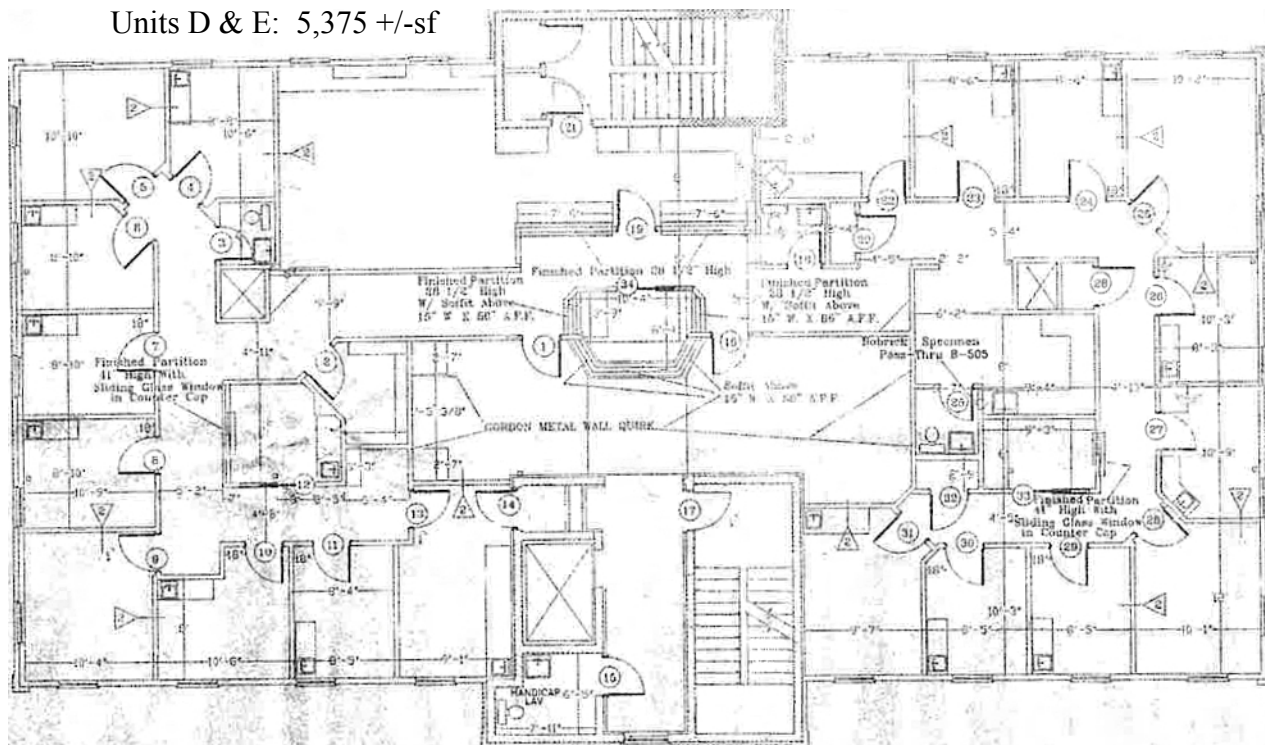
1st Floor
Suite C: 1,378 +/-sf



Plans not drawn to scale. Plans may not be exact.

2nd Floor

Units D & E: 5,375 +/-sf



Plans not drawn to scale. Plans may not be exact.

3rd Floor

Unit F: 3,560 +/-sf

