

5,895 +- Square Feet Office / Flex Space For Lease
125 Hartwell Street, Hartwell Business Park, West Boylston, Massachusetts



For more information or to schedule a tour,
Please contact either of the following
individuals:

William D. Kelleher IV
Vice President
508-635-6785

James G. Umphrey
Principal
508-635-6790

**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Sub-Dividable, Air Conditioned Office / Flex Space Offered for Lease!

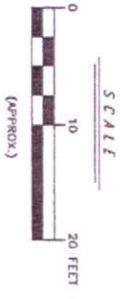
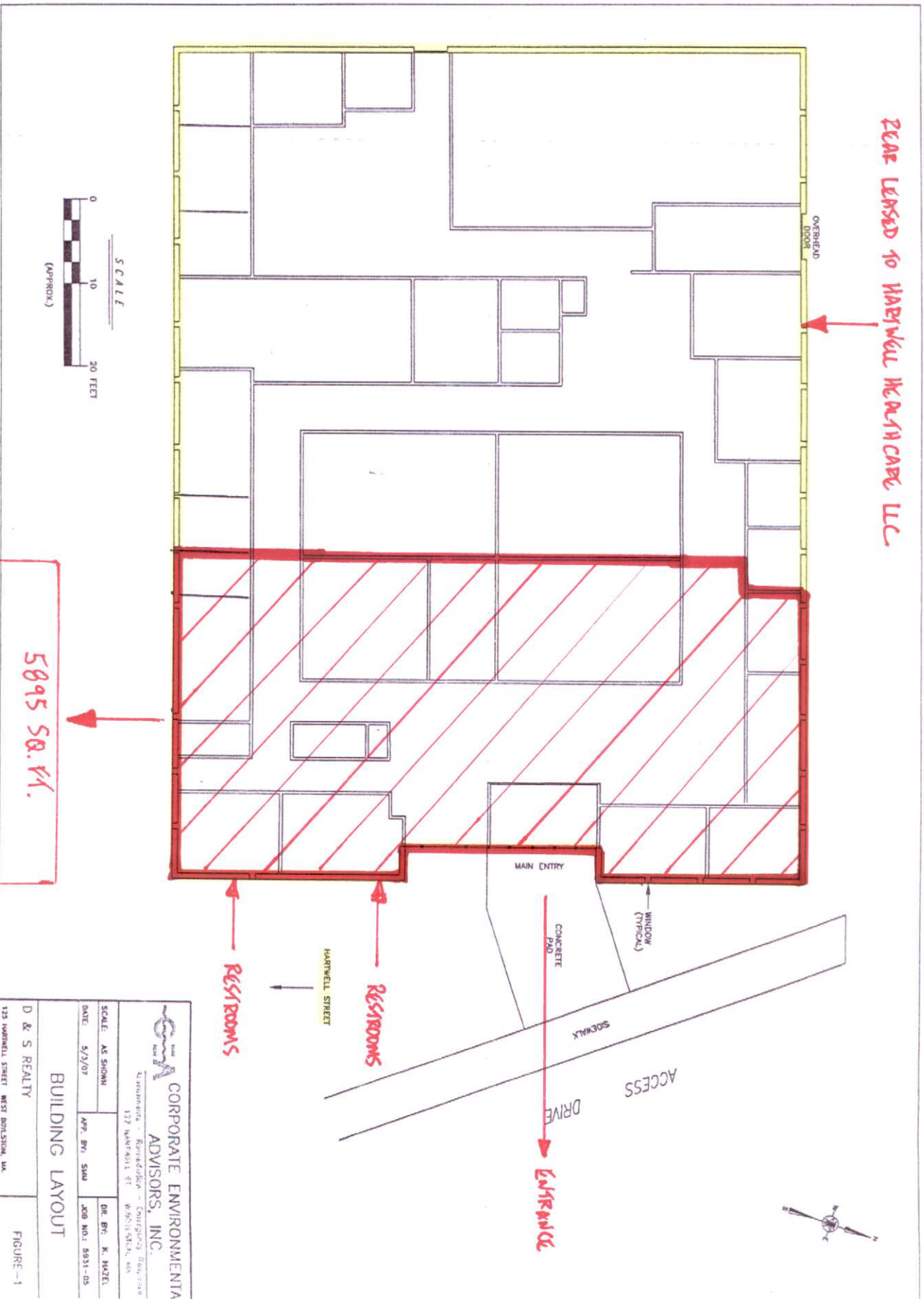
Kelleher & Sadowsky Associates has been named the exclusive leasing agent for 125 Hartwell Street in West Boylston. The property is located in the Hartwell Business Park, offering fully air-conditioned flex space with large offices, conference rooms, and training facilities. Additional amenities include heavy power, ADA compliant facility and on-site property management

The space can potentially be sub-divided to accommodate two smaller tenants of approximately 4,000 and 2,000 +- square feet, although all tenant sizes will be considered for the remaining space. Close proximity to Routes 190 & 290.

Address:	125 Hartwell Street, West Boylston, MA
Building Area:	16,000 +- square feet
Available Space:	5,895 +- square feet
Building Age:	Circa 1978
Utilities:	Public Water & Sewer, Gas, Electric, Cable & Fiber
Highway Access:	Routes 70, 190 & 290
Exterior Walls:	Block & Metal
Roof:	Rubber Membrane
HVAC:	Gas Fired, Fully Air-Conditioned Building
Sprinkler System:	Yes, Wet System
Parking:	More than 100 spaces on-site at no expense
Lease Rate:	\$ 8.50 per square foot, gross

125 HARTWELL STREET, WEST BOSTON, MA - 16,000 SF +/-

SPACE LEASED TO HARTWELL HEALTHCARE LLC



5895 SQ. FT.
POTENTIALLY SUB-DIVIDABLE
AVAILABLE SPACE
2010

		CORPORATE ENVIRONMENTAL ADVISORS, INC.	
<small>41 Mount Auburn - Framingham - Cotuit - Bourne - 137 HARTWELL ST. WEST BOSTON, MA.</small>			
SCALE: AS SHOWN	APP. BY: SAJ	DR. BY: K. HAZEL	
DATE: 5/3/07	JOB NO.: 5931-05		
BUILDING LAYOUT			FIGURE-1
D & S REALTY <small>125 HARTWELL STREET WEST BOSTON, MA.</small>			