

MEDICAL OFFICE SPACE FOR LEASE

188 WORCESTER PROVIDENCE TPKE

Sutton, MA 01590



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PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates is pleased to present the opportunity to lease ±1,100 SF of medical office space available for lease at 188 Worcester-Providence Turnpike in Sutton, MA. The space is well-suited for medical, dental, therapy, or all healthcare users and is located within an established medical office environment.

Strategically located directly off Route 146, the property offers exceptional accessibility to Central Massachusetts and northern Rhode Island. Its highly visible location along Worcester-Providence Turnpike provides excellent exposure and convenient wayfinding for patients, while ample on-site parking ensures ease of access and a hassle-free arrival experience.

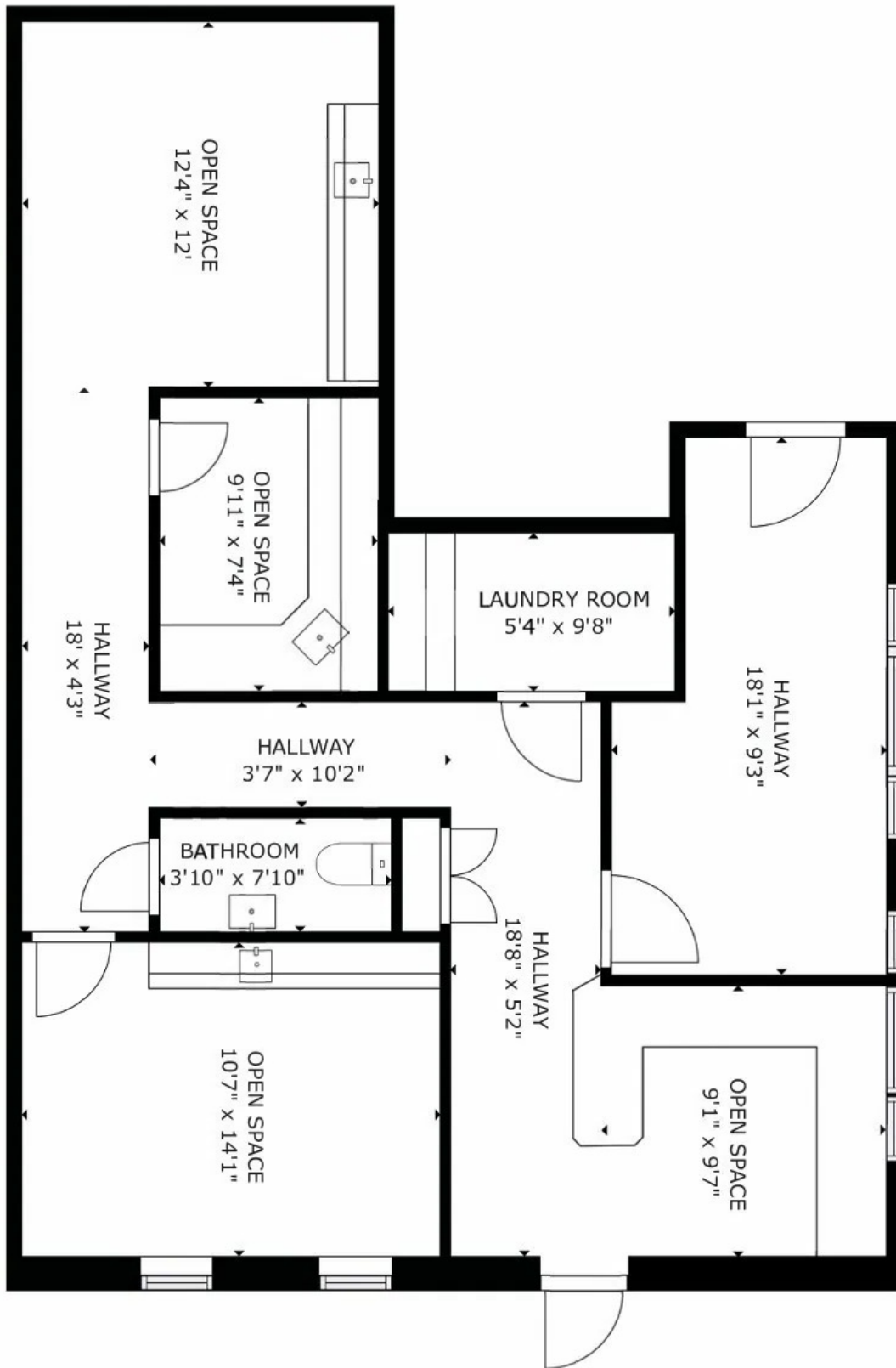
The efficient layout provides flexibility for both new and expanding practices, allowing tenants to customize the space to meet their operational needs while maintaining a welcoming experience for patients and staff.

OFFERING SUMMARY

Lease Rate:	\$2,300 per month (MG)
Building Size:	7,087 SF
Available SF:	1,100 SF
Zoning:	B2

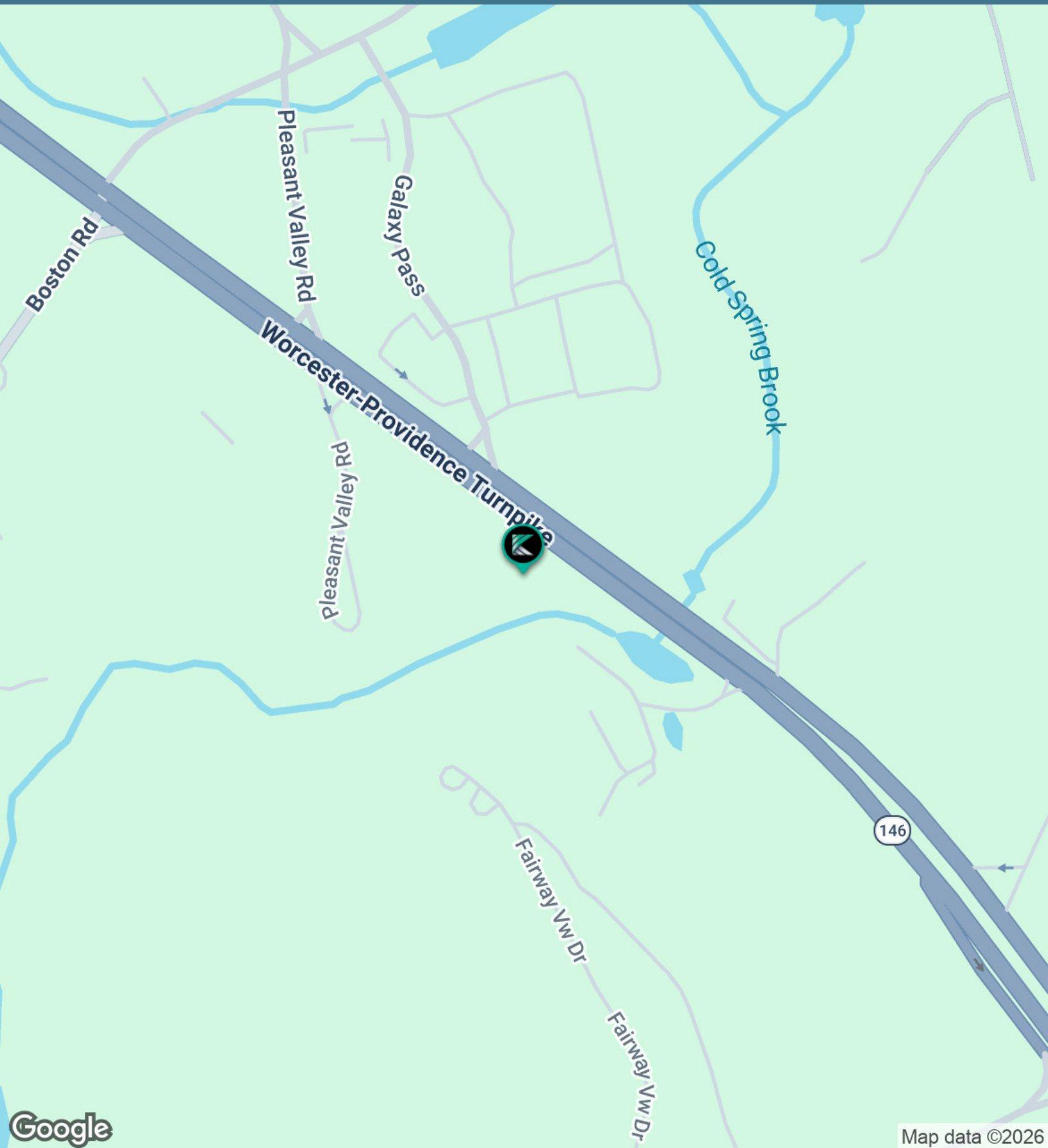
DEMOGRAPHICS	3 MILES	5 MILES	8 MILES
Total Households	6,212	19,661	77,376
Total Population	16,911	51,440	200,961
Average HH Income	\$154,777	\$147,191	\$118,817





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Location Map



Google

Map data ©2026