

MIDSTATE OFFICE PARK

15—27 MIDSTATE DRIVE, AUBURN, MA

Flexible Office Space at the Crossroads of Central Massachusetts

A variety of flexible office suites, ample parking, and excellent connectivity.



MIDSTATE OFFICE PARK

15—27 MIDSTATE DRIVE, AUBURN, MA

Property overview

Drew Higgins and Brian Johnson of Kelleher & Sadowsky Associates, Inc. are pleased to offer the availability of professional office space located in the Midstate Office Park in Auburn, MA. Comprised of five two-story office buildings, there are a variety of suites available that can be built-out, renovated, and modified for each tenant's space needs. The property offers over 600 surface parking spaces, a ratio of 5 spaces per 1,000 RSF, that provides easy & accessible parking for clients and employees. Each building is well maintained and home to a handful of different businesses representing a vast array of industries & sectors. The Midstate Office Park is located just off Southbridge Street (Route 12) at the crossroads of the Mass Pike (I-90), I-290 and I-395.

FLEXIBLE OFFICE SUITES



EXCELLENT HIGHWAY ACCESS



AMPLE ON-SITE PARKING



PROFESSIONAL OFFICE CAMPUS



MIDSTATE OFFICE PARK
15—27 MIDSTATE DRIVE, AUBURN, MA

Offering Summary.

PROPERTY TYPE	Professional Office
AVAILABLE SPACES	Building 15: ±804 RSF
	Building 23: ±1,859 RSF
	Building 27A: ±4,500 RSF—lower level
	Building 27A: ±11,280 RSF—upper level
	Building 27B: ±9,500 RSF
PARKING	600 Spaces
ZONING	Highway Business (HB)
LEASE RATE	\$17.50—\$19.50/RSF (plus electricity and janitorial)



MIDSTATE OFFICE PARK
15—27 MIDSTATE DRIVE, AUBURN, MA

Availability | Buildings 15 & 23



BUILDING 15

Available Space: Suite 202 | ±904 RSF

Lease Rate: \$17.50/RSF (Modified Gross)

Space Description: Open office space



BUILDING 23

Available Space: Suite 214 | ±1,859 RSF

Lease Rate: \$17.50/RSF (Modified Gross)

Space Description: Private offices, conference room, workstation area

MIDSTATE OFFICE PARK
15—27 MIDSTATE DRIVE, AUBURN, MA

Availability | Buildings 27A & 27B



BUILDING 27A

Available Space:	Lower Level $\pm 4,500$ RSF
Lease Rate:	\$19.50/RSF (Modified Gross)
Space Description:	Open workstation area, reception, private offices

BUILDING 27A

Available Space:	Suite 200 $\pm 11,280$ RSF
Lease Rate:	\$19.50/RSF (Modified Gross)
Space Description:	A mix of private offices, conference & training rooms, in-suite bathrooms, reception, and natural light throughout, can be subdivided.

BUILDING 27B

Available Space:	Suite 201 $\pm 9,500$ RSF
Lease Rate:	\$19.50/RSF (Modified Gross)
Space Description:	Open office space with three (3) private offices, can be subdivided for $\pm 5,000$ RSF.

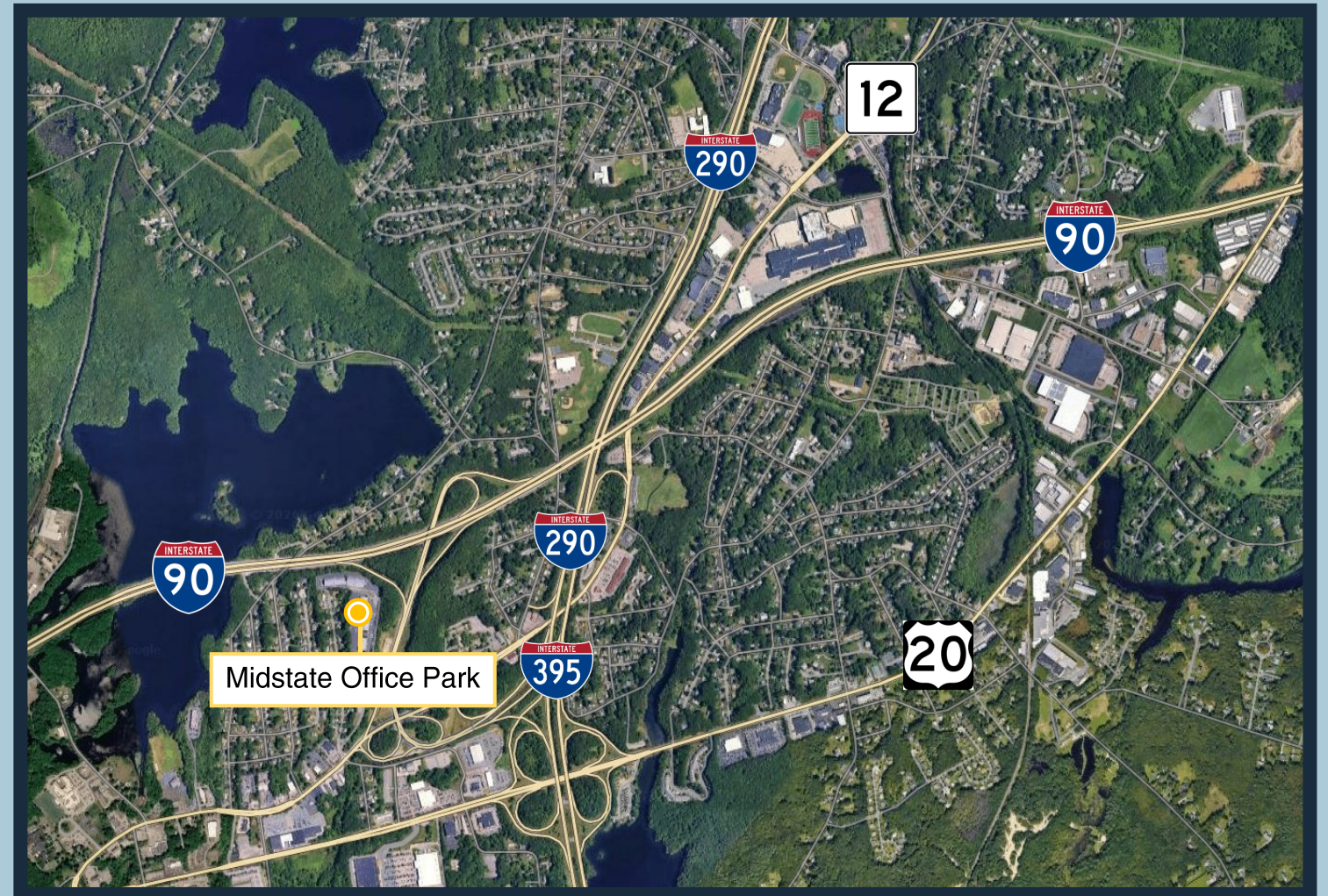
MIDSTATE OFFICE PARK

15—27 MIDSTATE DRIVE, AUBURN, MA

Location & Access

At the junction of five highways, Midstate Business Park offers exceptional regional connectivity at the crossroads of Central Massachusetts' major transportation routes. Situated just off Route 12, the property provides convenient access to I-90 (Massachusetts Turnpike), I-290 and I-395, with Route 20 also nearby. This highly accessible location connects tenants efficiently to Worcester and the broader Central Massachusetts market, while providing direct highway connections toward Boston, Providence, Hartford and other key New England destinations.

The surrounding Auburn commercial corridor offers a strong mix of restaurants, retail, banking and everyday services, making Midstate Business Park a convenient and well-connected location for employees, clients and visitors.



MIDSTATE OFFICE PARK
15—27 MIDSTATE DRIVE, AUBURN, MA

Request
a tour.

Drew Higgins	higgins@kelleher-sadowsky.com	C. 508-735-1783
--------------	--	-----------------

Brian Johnson	johnson@kelleher-sadowsky.com	C. 774-272-1112
---------------	--	-----------------

This information has been obtained from sources believed reliable. Kelleher & Sadowsky Associates, Inc. has not verified it makes no guarantee, warranty, or representation about it, Any projections, opinions, assumptions, or estimates used are for example only. Prospective purchasers and/or lessees should conduct an independent investigation of the property.

Kelleher & Sadowsky

120 Front Street, Suite 210
Worcester, MA 01608
508-755-0707 • Kelleher-Sadowsky.com

