

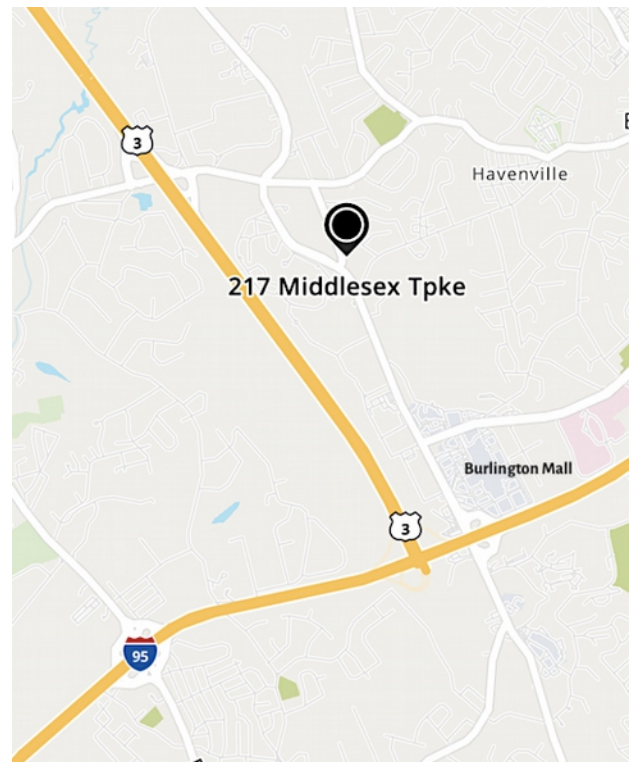
217 Middlesex Turnpike, Burlington, MA



3,000 +/-SF Office - For Lease

- 3,000 +/- sf
- May be sub-divided to 2,300 +/-sf
- 5-6 private rooms + large open space
- Second floor walk-up
- Common restrooms
- Shared, on-site, daytime parking
- 0.7 miles to the Third Avenue shops/ restaurants and 1.4 miles to Route 95/128 and the Burlington Mall.
- Available April 1, 2025
- 3,000 +/-sf: \$22.50 per sf plus utilities
- 2,300 +/-sf: \$24.00 per sf plus utilities

Utilities approximately \$2.52/sf (electric, gas, cleaning)



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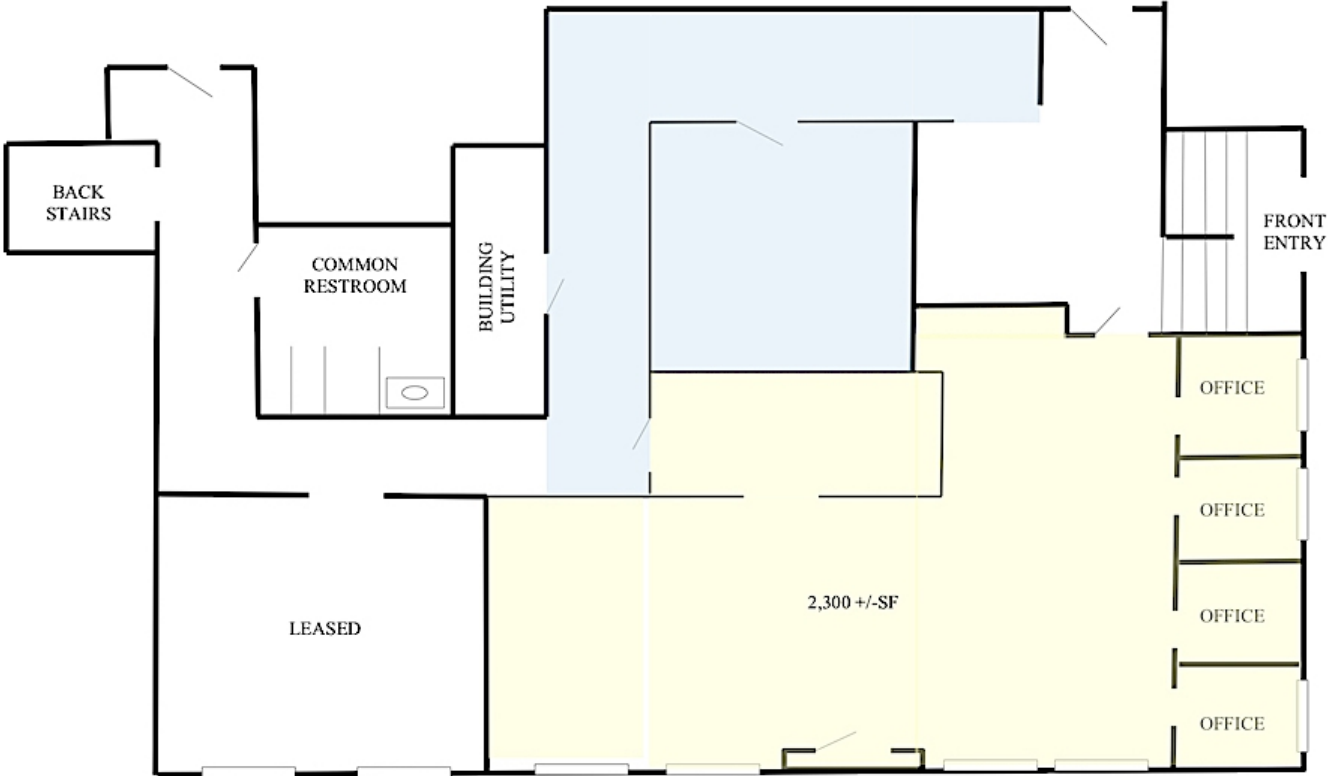
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Plan not drawn to scale. Plan not exact.

$2,300 \text{ +/-SF} + 700 \text{ +/-SF} = 3,000 \text{ +/-SF AVAILABLE}$



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