

OFFICE SPACE FOR LEASE



1100 UNION STREET

WESTBOROUGH, MA 01581



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

TODD ALEXANDER

Executive Vice President

alexander@kelleher-sadowsky.com

O: 508.841.6201

C: 508.981.7014

MADISON O'BRIEN

Associate

obrien@kelleher-sadowsky.com

O: 508.841.6206

C: 508.320.7352

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Building Size:	260,000 SF
Available SF:	11,843 SF - Divisible
Lot Size:	55 Acres
Traffic Counts:	Route 9: 60,000 ADT Route 30: 24,700 ADT Route 135: 15,600 ADT
Parking:	±1,050 Spaces

SPACE OVERVIEW

Bay State Commons is a planned mixed-use 260,000 SF development located in Westborough, Massachusetts. Strategically positioned between Boston and Worcester, the project is located at the intersection of Routes 30 and 135 and is less than five minutes from Route 9 and I495.

This development provides many amenities including Reliant Medical Group, Ted Montana’s Grill, Roche Brothers, Panera Bread, Boston Sports Club, Boston Interiors, TD Bank, Wayback Burgers, Little Gym and others. Bay State Commons truly provides a unique shopping experience with pedestrian walkways, cozy benches, colorful landscaping, outdoor cafes, and a two-acre town park.

This beautiful first-generation space offers an abundance of natural light with drop ceilings, lights, HVAC, and life safety all in place. The current open floor layout provides for a number of different design possibilities.



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

TODD ALEXANDER

Executive Vice President

alexander@kelleher-sadowsky.com

O: 508.841.6201

C: 508.981.7014

MADISON O'BRIEN

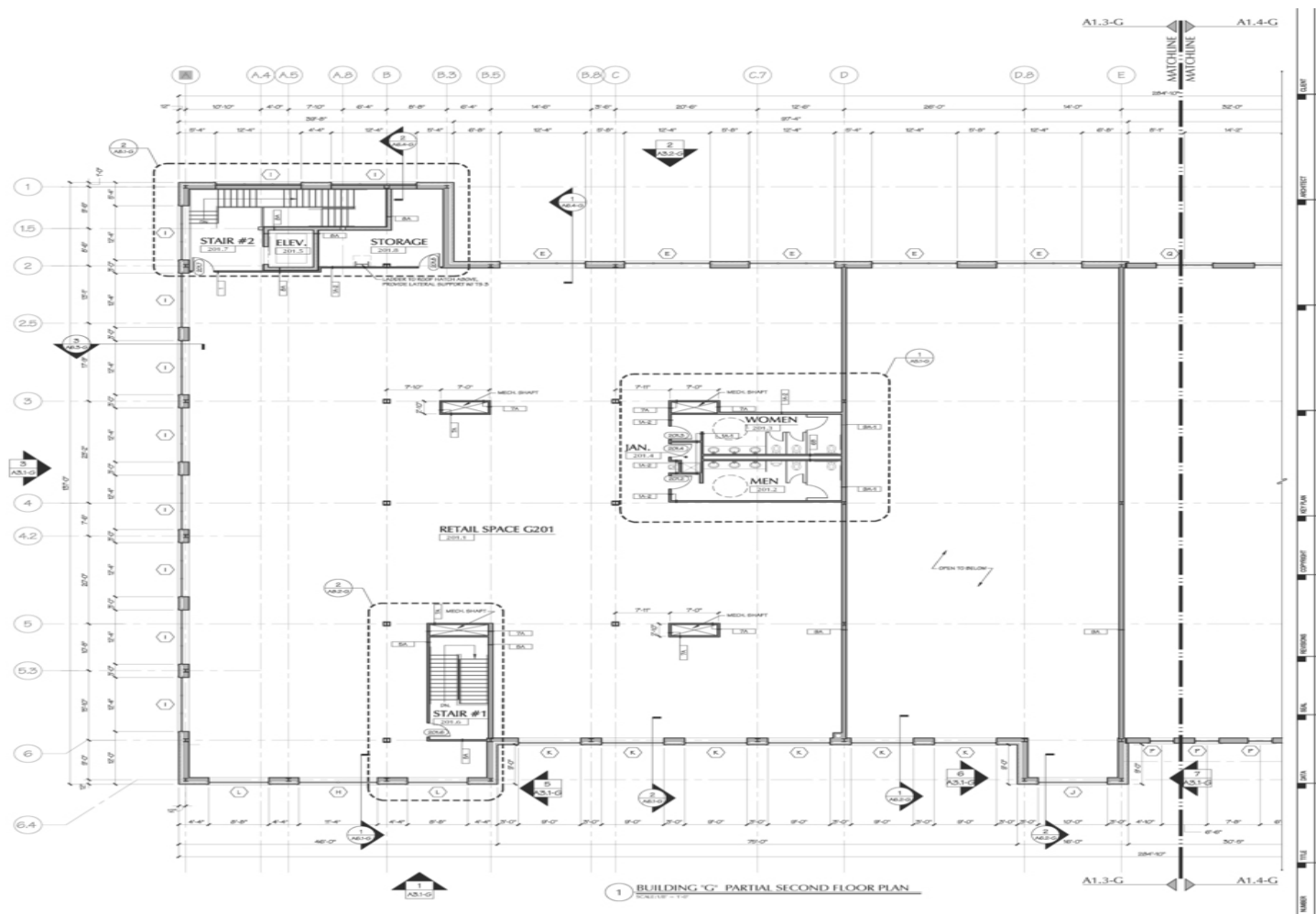
Associate

obrien@kelleher-sadowsky.com

O: 508.841.6206

C: 508.320.7352

FLOOR PLAN



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

TODD ALEXANDER

Executive Vice President
alexander@kelleher-sadowsky.com
O: 508.841.6201
C: 508.981.7014

MADISON O'BRIEN

Associate
obrien@kelleher-sadowsky.com
O: 508.841.6206
C: 508.320.7352

FOR LEASE | 1100 UNION STREET

CURRENT TENANCY



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

TODD ALEXANDER

Executive Vice President

alexander@kelleher-sadowsky.com

O: 508.841.6201

C: 508.981.7014

MADISON O'BRIEN

Associate

obrien@kelleher-sadowsky.com

O: 508.841.6206

C: 508.320.7352

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.