

RETAIL SPACE FOR LEASE



1100 UNION STREET

WESTBOROUGH, MA 01581



TODD ALEXANDER

Executive Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail
Building Size:	260,000 SF
Available SF:	5,900 SF - 31,000 SF
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

PROPERTY 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 includes Reliant Medical Group, Ted Montana's Grill, Roche Brothers, Panera Bread, Boston Sports Club, Boston Interiors, TD Bank, 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.

POPULATION

1 Mile:	5,313
3 Miles:	23,824
5 Miles:	61,889

AVERAGE HOUSEHOLD INCOME

1 Mile:	\$103,633
3 Miles:	\$147,834
5 Miles:	\$157,529



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LEASE SPACES

SITE PLAN



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bay State Commons	Available	31,000 SF	NNN	Negotiable	Building H
Bay State Commons	Available	5,900 SF	NNN	\$15.00 SF/yr	Building G



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BAY STATE COMMONS



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