



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$10.00/SF  
9,000 +/- SF Retail/Office  
Suite C-2**

**300 West Main Street, Northborough, MA**



- Established Commercial Site
- Pleasant, Pastoral Setting
- Complementary Neighboring Businesses
- Convenient to Routes 290, 9, 495 and I90
- Mixed Use Complex – Retail, Office, Medical

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

[www.hartelrealty.com](http://www.hartelrealty.com)



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## Executive Summary

Property Address: 300 West Main Street,  
Northborough, MA

Property type: Retail/Office

Rent: \$10/ SF

Lease Type: Gross

Date Available: Immediate

Unit Size: 9,000 +/- SF

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Northborough, MA



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## Property Description

### General Site Overview:

The town of Northborough was originally known as the “North Borough” of the town of Marlborough and gained its independent status in 1775. Located along the thriving Boston Post Road, and bisected by the Assabet River, Northborough has been home to various industries. Grist and saw mills were soon replaced by iron and brick works. Cotton and woolen mills were also prevalent in Northborough and today, it is home to the high tech industry, along with the retail clients that sustain it. Over the decades, Northborough has become a quiet, popular suburb for commuters to Worcester and Boston.

### Complex Description:

Fox Meadow Plaza consists of six separate buildings on 11 acres, each housing tenants of diverse yet harmonizing professions. Fox Meadow Plaza reflects a park-like setting, with a pond and picnic tables, offering over 170 parking spaces. 300 West Main Street is an ideal location, centrally located just east of Worcester and twenty five miles west of Boston, near several major state roads.

### Unit Details:

Building C at 300 West Main Street is located at the rear of the property and offers a peaceful setting, right next to the pond. There is plentiful parking and a storage building. As it is currently configured, this space offers six private baths, a kitchen, a break room, nearly two dozen private offices and a fully wired conference room with skylights. The plaza is occupied by professional tenants.

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## Detailed Summary

<b>Ceiling Height</b>	7'
<b>Ceiling Type</b>	Suspended
<b>Flooring</b>	Carpet/Vinyl
<b>Building Construction</b>	Wood Frame
<b>Roof Type</b>	Asphalt
<b>Number of Bathrooms</b>	6
<b>Parking Reserved for Unit</b>	Ample
<b>Additional Features</b>	Break Room, Open Office Space
<b>Kitchen</b>	Yes
<b>Number of curb cuts</b>	2
<b>Town Sewer or Private Septic</b>	Septic
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Natural Gas
<b>Air Conditioning</b>	Yes
<b>Maximum contiguous SF</b>	9000 +/- SF

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## Area Map



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## Area Satellite

300 West Main Street  
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## Photos





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## Photos



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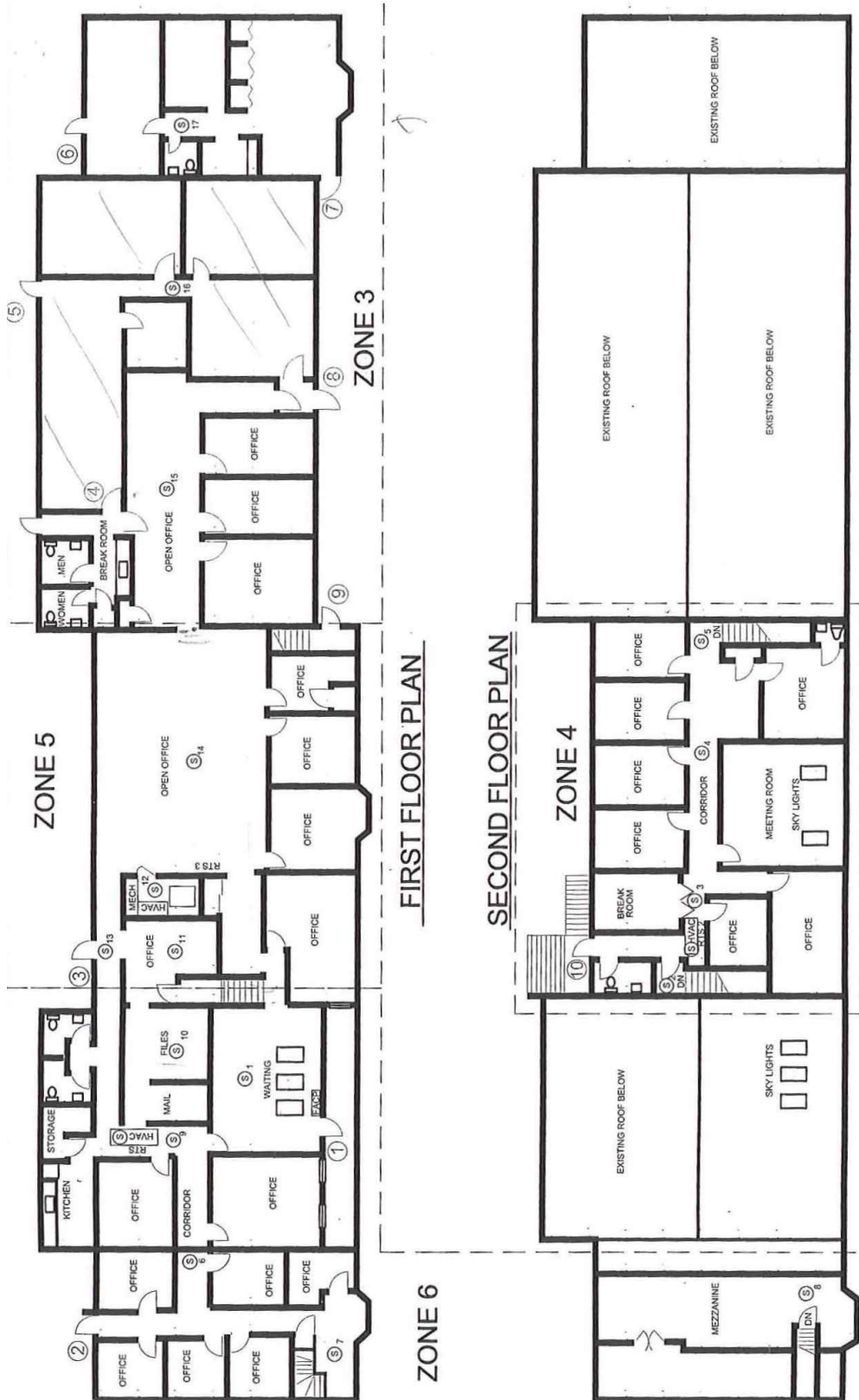
## Photos





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Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.

## Floor Plan

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