MetroWest Commercial R. E.
THE REGIONAL EXPERTS

Route 9 - 154 Turnpike Road Southborough, MA

For Sublease - 1,195 SF Turnkey medical/spa/retail !

Reduced - $15/SF NNN **1,195 SF - 3 Year Sublet**



"The Crossing at White's Corner," is Southborough's best mixed-use retail and professional retail, medical and office complex. It is situated at a highly visible corner location on the east-bound side of Route 9 at a traffic light. It is also about approximately 2 miles from both Route 495 and the MassPike. With an average daily traffic count of 53,000 Cars Per Day. Join: Charles River Medical, Vin Bin Spirits & Brew, Starbucks, Coldstone Creamery, Code Red Consultants, Edward Jones and Hola Restaurant & Tequila Bar in this popular location.

Year Built:	2004 - First class property!
Parking:	6.01/1,000 SF Additional parking available next door. 1 Underground space
Amenities:	Rooms with sinks/plumbing, large reception area, fully glassed storefront, 2 internal handicap accessible restrooms in the space as well as a shared use of washer & dryer hook-up and breakroom, one or two rooms have vents.
Co-tenancy:	Suite was subdivided and shares an entrance with Charles River Medial. See Page 5 for floor plan. Sublet term ends 3/31/2028.
Asking:	$15/s.f. NNN (NNN = $17.91/s.f.)

Exclusive Listing Broker

Marlene Aron
Principal ~ 508-740-0000 mobile
ma@metrowestcre.com - www.metrowestcre.com

The information contained herein is from sources deemed reliable but not guaranteed for accuracy. Sub-Lessees must conduct their own due diligence prior to negotiations and lease signing.

Route 9 - 154 Turnpike Road
Southborough, MA 01772





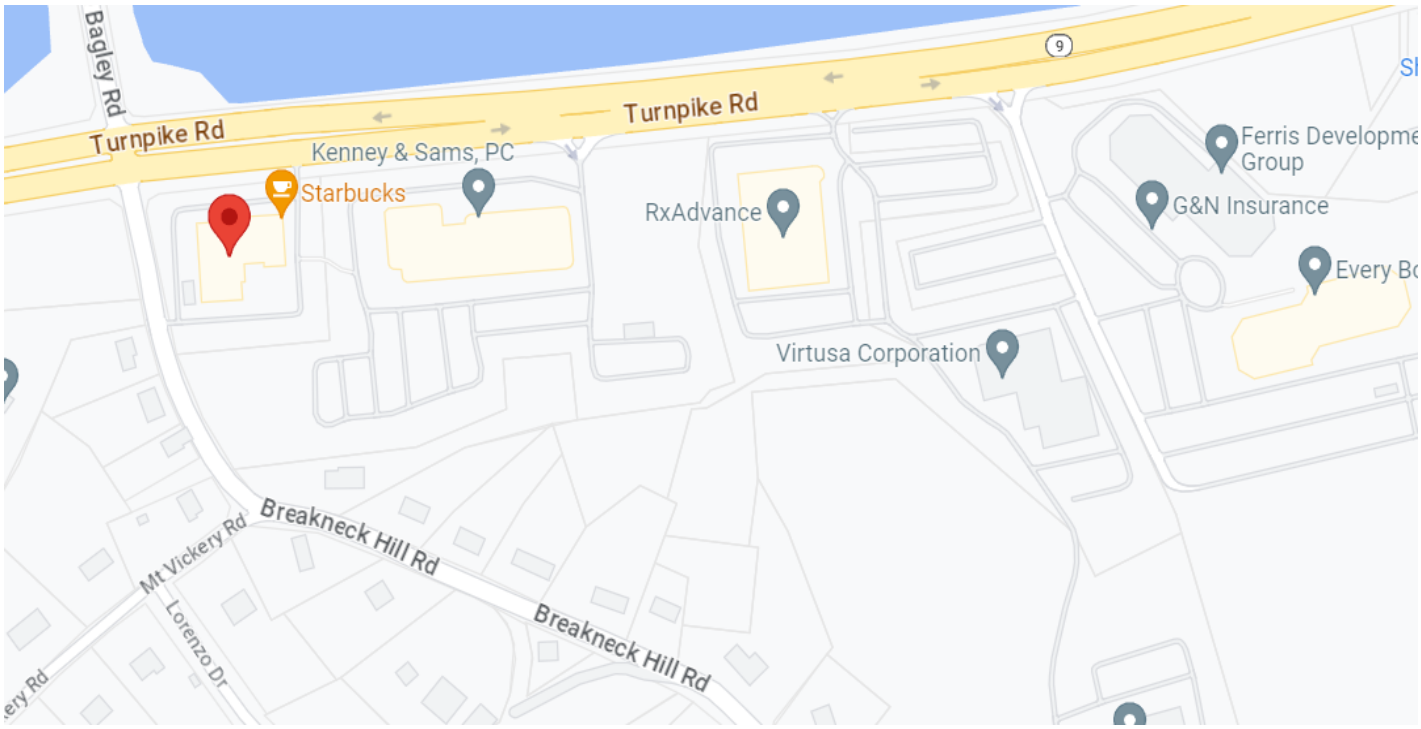


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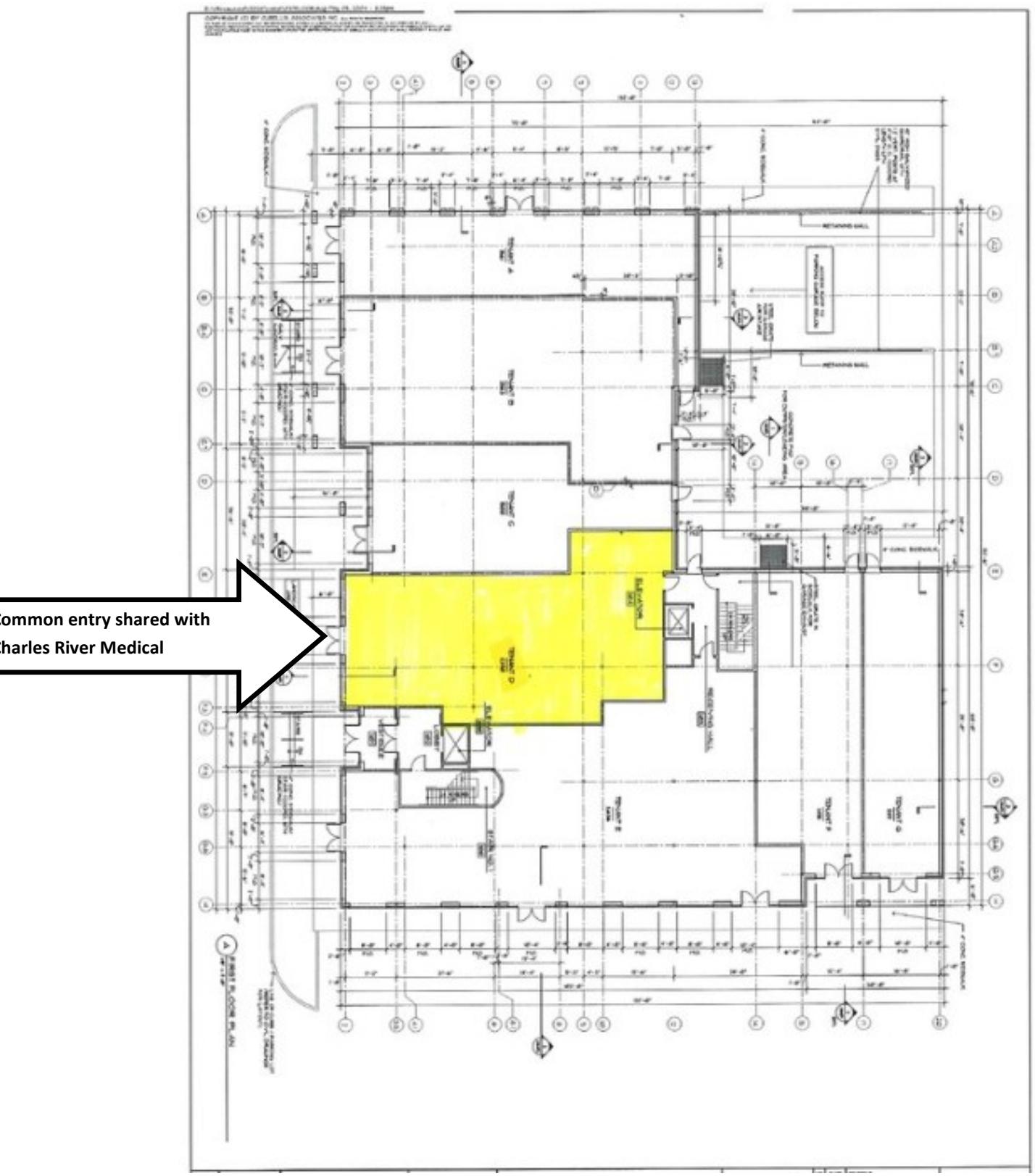
DEMOGRAPHICS near 154 TURNPIKE RD

	1 MILE	3 MILE	5 MILE
2023 Total Population	2,363	20,394	101,214
2028 Population	2,441	20,854	102,549
Pop Growth 2023-2028	+ 3.30%	+ 2.26%	+ 1.32%
Average Age	42	41	40
2023 Total Households	859	7,502	38,690
HH Growth 2023-2028	+ 3.38%	+ 2.12%	+ 1.31%
Median Household Inc	$145,329	$137,455	$107,933
Avg Household Size	2.70	2.70	2.50
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	$651,285	$694,356	$496,630

Traffic count 37,124 - 53,000 (2022)

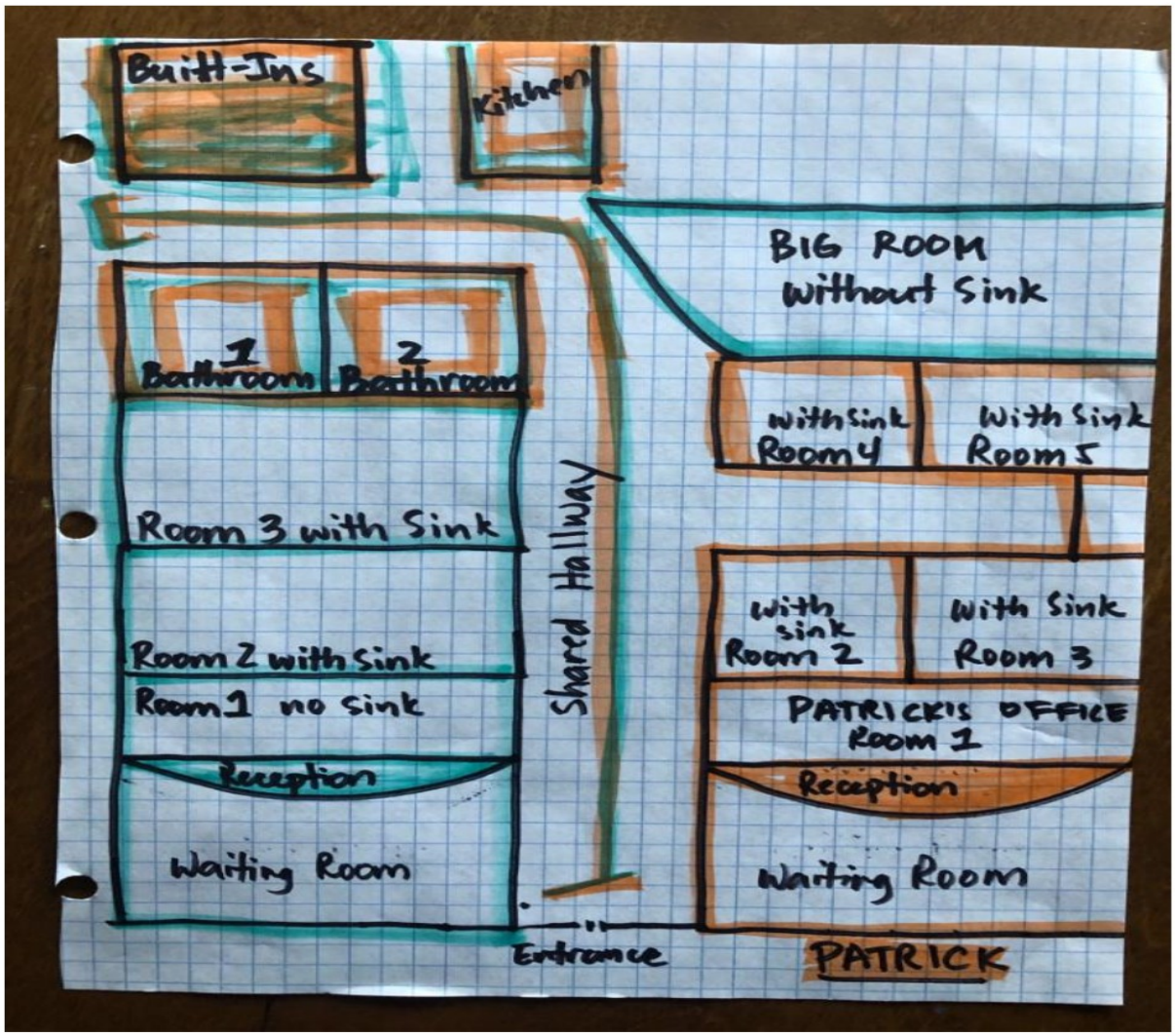


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Tenant A Side
Tenant B Side
Tenant A
Tenant B
Common
CORRIDOR
Common
HCP TOILET

SHARED OFFICE LAYOUT WITH GENERAL PRACTIONEER. LEFT SIDE AND BLUE OUT-LINED IS AVAILABLE. BOTH COLORS ARE SHARED AREAS.



SUBLET USE CLAUSE :

e) The Sublandlord shall have the right to sublease the portion of the Premises not being subleased by Subtenant to a third party, provided however, Sublandlord agrees to exercise reasonable efforts to sublease the balance of the Premises to a subtenant using the premises for a medical, dental, therapeutic, mental health, wellness or other health related use or service. The Sublandlord shall provide the Subtenant with notice of the new subtenant and the subtenant's use of the premises prior to the commencement of the new sublease.

ZONING INFORMATION: BH - Highway Business District - Southborough, MA from 9/30/2024

A. Permitted uses are as follows:

(1) All uses permitted in the Residential Districts.

(2) Dwelling on the premises for a night watchman or janitor.

(3) Cafeteria on the premises for use by employees and not for the general public.

B. Permitted uses up to 50,000 square feet are as follows:

(1) Office-type trailer or mobile home used as business quarters for 30 days or fewer in a year.

(2) Retail sales and services which do not involve manufacturing on the premises.

(3) Retail sales and services involving manufacturing of products, the majority of which will be sold on the premises to consumers, with not more than four persons engaged in manufacturing operations.

(4) Newspaper, job printing and publishing.

(5) Office, bank, office building.

(6) Hotel or motel, restaurant (excluding drive-through food service establishments).
[Amended 1-27-1996 STM by Art. 5]

(7) Clinic or medical testing laboratory.

(8) Automotive service, gasoline station or repair garage, automotive sales.

C. Uses permitted by special permit are as follows:

(1) All uses allowed in Subsection **B** that exceed 50,000 square feet.

(2) Accessory apartment.

(3) Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow.

(4) Hospital, nursing home, home for the aged.

(5) Private school, nursery or kindergarten.

(6) Veterinarian, animal hospital, dog kennel.

(7) Conversion of a one-family house in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 square feet.

(8) Mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year.

(9) Multifamily housing for the elderly, owned by a public or a nonprofit community housing organization.

(10) Private garage or parking for more than three cars or more than one truck or other commercial vehicle.

(11) Indoor recreation, athletic or exercise facility; theater for cultural arts.
[Amended 4-8-1996 ATM by Art. 56]

(12) Sale or storage of fuel, lumber, building materials and equipment, contractor's yard.

(13) Hazardous waste storage and disposal facilities, other than small generators, as defined by the Environmental Protection Agency and the Commonwealth of Massachusetts, except that a special permit may be issued for such a facility upon approval by the appropriate federal and state agencies, review and comment by the Southborough Board of Health, Conservation Commission, Planning Board and Fire and Police Chiefs, following a duly advertised public hearing and in accordance with the Hazardous Waste Facilities Siting Law.[1]

[1] *Editor's Note: See MGL c. 21D.*

(14) Registered marijuana dispensary as defined in 105 CMR 725.004.
[Added 4-16-2014 ATM by Art. 17]

D. Prohibited uses. All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of the zoning regulations are prohibited.

E. Development standards are as follows:

(1) Minimum lot area: 43,560 square feet (minimum 20,000 square feet exclusive of wetlands).
[Amended 4-8-1996 ATM by Art. 54]

(2) Minimum frontage: 200 feet.

(3) Minimum setbacks:

(a) Front: 50 feet; 75 feet if on Route 9.

(b) Rear: 50 feet.

(c) Side: 50 feet.

(d) Other street: 25 feet; 37 1/2 feet if on Route 9.

(4) Maximum height: 45 feet, three stories.

(5) Maximum floor area ratio: 0.60.

(6) Residential dwellings. Residential dwellings in the Highway Business District must comply with RB District standards.

F. The operation of any marijuana establishment as defined in MGL c. 94C, § 1, including without limitation a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana facility is prohibited in all zoning districts of the Town. This prohibition shall not apply to the sale, distribution or cultivation of marijuana for medical purposes, licensed under Chapter 369 of the Acts of 2012 and currently permitted in the Town of Southborough.
[Added 4-25-2017 ATM by Art. 32]

The Zoning Bylaw was adopted by the Town Meeting of the Town of Southborough on September 30, 2024.

The Lessee is responsible for verifying all info and ensuring that their intended use complies with the current regulations.