

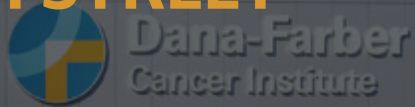


FOR LEASE

**±2,600 to ±33,000 SF** STATE-OF-THE ART MEDICAL OFFICE SPACE



# STATE-OF-THE-ART MEDICAL OFFICE SPACE AT 5 BRANCH STREET



±33,000 SF available on the 2nd floor, with potential to subdivide down to ±2,600 SF. 5 Branch Street is shell condition high end medical office space with an extensive T.I. package for build-out needs.

Situated in the Merrimack Valley and surrounded by a robust healthcare community, 5 Branch Street underwent extensive renovations including a lobby upgrade, new on-site cafe, and ample parking additions for staff, occupants and patients alike.



## BUILDING SPECIFICATIONS

Building Size	94,325 SF	
Availability	±33,000 SF can subdivide to ±2,600 SF	
Year Renovated	2019	
Parking	±4/1,000 SF	
Elevators	2 passenger; 1 ambulatory; 1 freight	
Clear Height	9'	
Utilities	Water/Sewer	Municipal
	Electric	National Grid
	Gas	Eversource



EASY ACCESS TO  
I-93 & I-495



MONUMENT  
SIGNAGE



ON-SITE  
MEVA BUS STOP



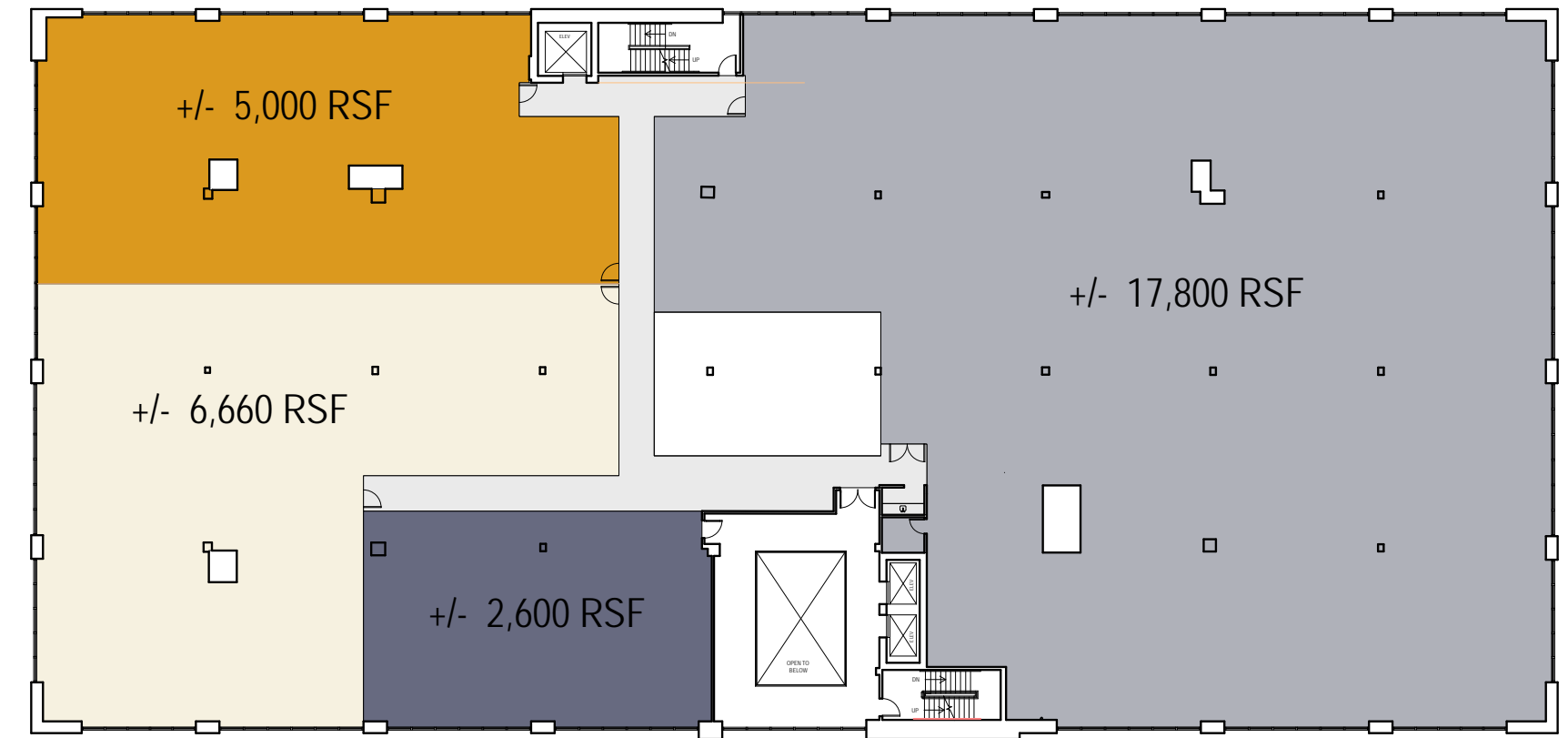
CAFE





## FLOOR PLAN

2nd Floor  
±2,600 – ±33,000 SF



Potential Subdivision Plan





FOR LEASE

±2,600 - ±33,000 SF MEDICAL OFFICE SPACE



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