



EXTERIOR VIEW
Photo © 2014

Pembroke Crossing

- Location:** 15 Columbia Road – Route 53
Pembroke, MA 02359
- Building:** Upscale Contemporary Retail/Professional Plaza
- Existing Tenants:** British Beer Company
Country Curtains
Crown Colony OB/GYN
First Impressions Salon
Emerald Yoga
Trellis Learning Center
- Available Area:** 1,560 Square Feet – Suite 7
- Features:** Located on a high volume traffic route - 20K daily
Illuminated signage on Route 53
Densely populated area – 40,000 residences and
2,700 businesses in 5 mile radius
\$80K Household Income Average
Ample on-site parking
Town water and Private sewer
- Terms:** Minimum One (1) year lease
\$21,840 1st year rent - paid monthly at \$1,820.00
5.77% CAM (Approx. \$250 per month)
5.77% RE Tax (Approx. \$138 per month)
- Rent includes:*** Professional daily on-site management
Exterior building maintenance
Landscaping
Snow removal
Public lighting
24 hour service
Street Level Parking

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