



Pembroke Crossing

- Location:** 15 Columbia Road – Route 53
Pembroke, MA 02359
- Building:** Upscale Contemporary Retail/Professional Plaza
- Existing Tenants:** British Beer Company
Country Curtains
Brigantine Optical
First Impressions Salon
The Silver Ribbon – Handcrafted Gifts
Marcie & Me
Mortgage Funding Corp
Kitchens on the Fly
Crown Colony OB/GYN
- Available Area:** 3,928 Square Feet – Suite 7A
- 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
\$72,668 1st year rent - paid monthly at \$6,055.67
14.45% CAM (Approx. \$550 per month)
14.45% RE Tax (Approx. \$385 per month)
- Rent includes:** Professional daily on-site management
Heat, A/C and Electricity
Exterior building maintenance
Landscaping
Snow removal
Public lighting
24 hour service

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