



**LEE PARTNERS**  
COMMERCIAL REAL ESTATE SERVICES

**35,650 SF Sublease  
Methuen, MA**

**5 BRANCH STREET**



Lee Partners of New England, on behalf of Sandial, has 35,650 SF of space available at 5 Branch Street in Methuen, MA. Please consider the following information on this outstanding subleasing opportunity:

- **Fully operational “plug & play” space on second floor**
- **35 offices & conference rooms**
- **Raised floor computer laboratory with additional air conditioning**
- **Open cubicle areas, front reception desk, furniture available**
- **Nortel PBX 2000 switch to support approximately 200 workstations**
- **Full service cafeteria available within the building**
- **Sublease term is through December 31, 2006.**
- **Available now**
- **Ample Parking**
- **Subdivision of Space to meet subtenant needs**

For additional information or to arrange a tour, please call Bruce Lee at 781-676-2990. This is an excellent opportunity for a client with a need to occupy space immediately at a cost effective lease rate.

*The information contained herein has been given to us by the sublessor of the property or other sources we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to lease or sublease*

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