

**FOR LEASE**



# 85 University Drive

Amherst, MA 01002

On behalf of the property owner, Region Commercial is pleased to present this 1,790 SF building for lease. The property sits on 0.46 acres with ample parking at the front and rear of the building. Situated on the busy University Drive in Amherst, UMass, Amherst College, and the town of Amherst's charming main street are located just a short drive away, along with many national and regional retailers including Big Y and Stop & Shop plazas within walking distance.

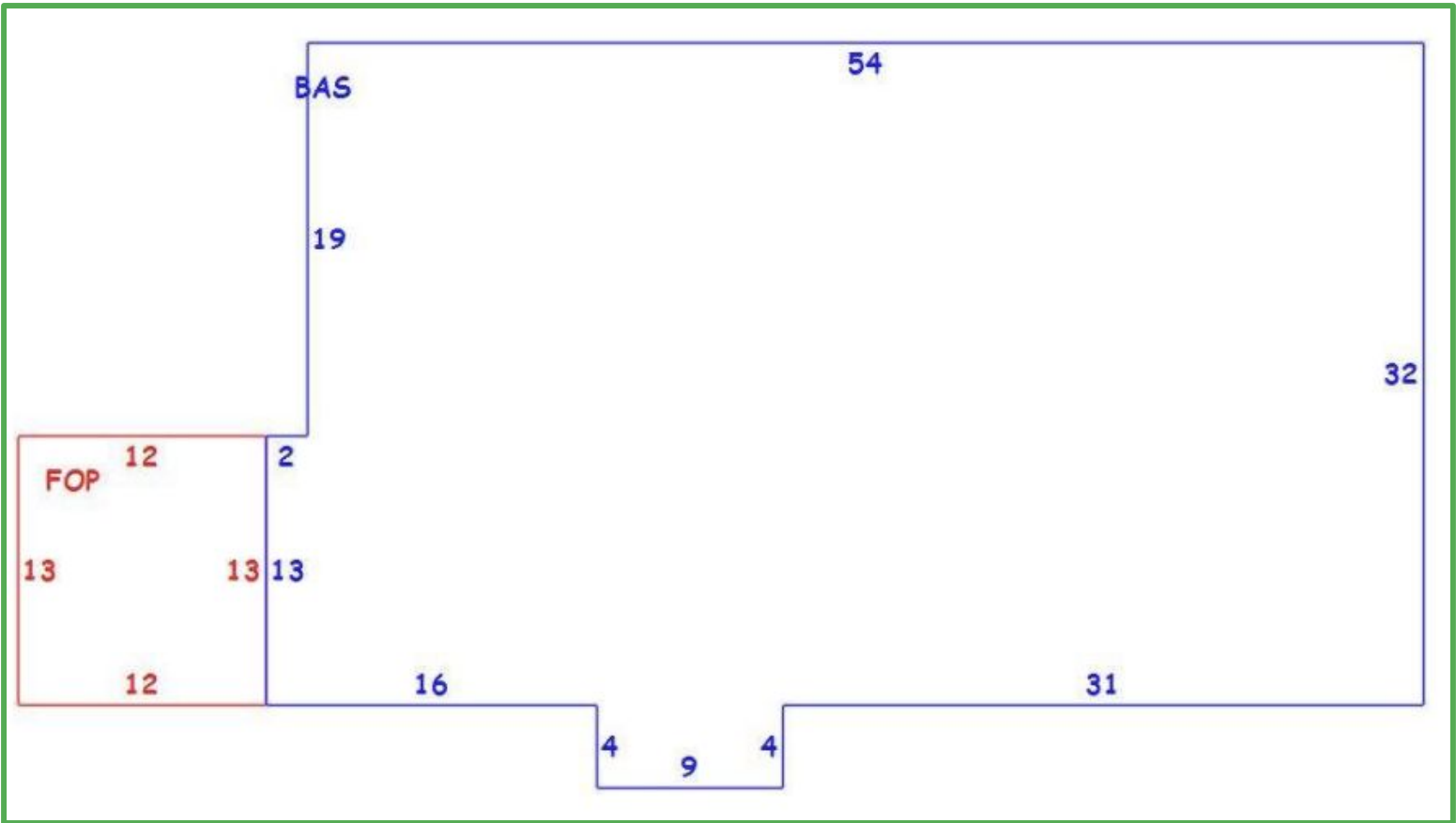
Lease Rate	\$36-\$38/SF NNN
Size (SF)	1,790
Acres	0.46
Year Built	2016
Zoning	B-L w/ R&D
Heat	Gas (Eversource)
A/C	Yes
Electric	Eversource
Water	Municipal
Sewer	Municipal

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