

**RT. 9 METROWEST
FOR LEASE
FITNESS STUDIO**

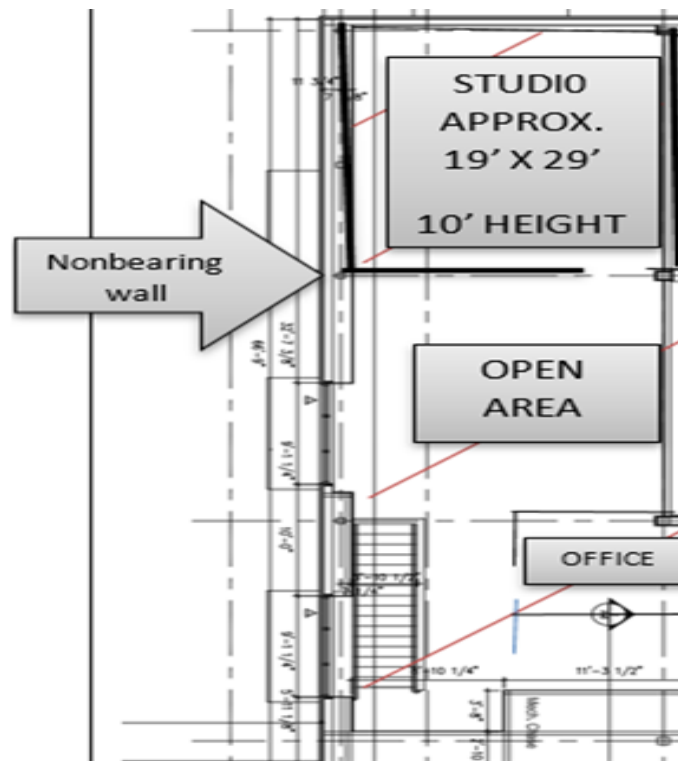
CONFIDENTIAL OFFERING—CONTACT BROKER FOR NONDISCLOSURE AGREEMENT

This TURN KEY studio has been used as for yoga & fitness classes for several years. Total s.f. (usable s.f.) is approx. 2,000 s.f. – the enclosed studio space is approx. 600 s.f. and can be expanded to double the size. The entire 2nd floor is approx. 1,400 s.f. (exclusive use.) The additional s.f. includes shared use of the facility's bathrooms and showers. Facilities are shared with a sports club. Great for uses such as hot yoga, dance, ballet, pilates, personal training, medical sports therapy etc. Rt. 9 signage available.

Recent improvements include floor-to-ceiling mirrors, new HVAC, new air exchanger and new humidifier system.

Available - November 15, 2025

**Asking- \$2,895/m + \$250/m
(expenses etc.) Electric
separately submetered.**



Exclusive Listing Broker

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