



Medical Office FOR LEASE

**274 Walnut Street,
Unit 3, Shrewsbury,
MA, 01545**

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Director
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274 WALNUT STREET



KW COMMERCIAL | NORTH CENTRAL

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Marketing Plan Update – Medical Office Lease

October 15, 2024

KW Commercial (“Broker”) upon review and approval by our Client, Sunrise Realty, will implement the marketing actions outlined in this Plan.

We will continue targeting national and regional franchises along with well establish local medical and office users. We will provide updates on a case-by-case basis but not less than twice per month on all activity with appropriate details to follow each inquiry /proposal.

We will continue to provide and implement marketing actions to ensure we reach as many potential Tenants as possible. All proposals will be presented and approved by the Client.

Our multi-phased marketing strategy will be resending fliers and expanded to:

- Top national and regional franchises firms
- Establish local medical and office users
- Medical publications

“Locate User/Tenant Opportunities & Work the Marketing Plan to send them a proposal.”

Activities will include and not limited to:

- 1- Development marketing brochure with down link to our Web page, etc.
- 2- Property to be listed on 10+ commercial web sites to include Co-Star, LoopNet, CREXi, REALnexus, NECPE, Multiple Listing Services (MLS), Crag List
- 3- Attend Regional Economic Development Regional and National & Company Events
Worcester County TBD
KW Commercial Summit - Austin, TX October 22-26, 2024
- 4- Ensure the property is keep in front of and meet with the following local & state orgs:
 - Municipal Economic & Community Development
 - Shrewsbury Municipal Planner
 - The Mass Office of Business Development (MOBD) Worcester

Reengage with each in Oct & Nov.

Ongoing communication with each entity to keep the property in front of them....

- 5- Re-start and expand direct marketing campaign to:
 - National and regional franchises
 - Local medical and office users within a 20-mile radius.
- 6- Business and commercial real estate publication ads will be considered.
- 7- Marketing Activity Report- Twice per month; Planned actions, hot prospects.

Prepared By KW Commercial: www.KWCommercial.com Duncan, Ranga & Raj.

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Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

274 WALNUT STREET



Property Summary

Building SF:	6,400
Lease Rate:	\$27.50/Sq Ft/Yr
Parking:	40
Year Built:	2022

Property Highlights

Prime Location: Situated in a bustling commercial district, this medical office building enjoys high visibility and easy access from major thoroughfares, Route 9 and Route 20.

Modern Design: The building interior can be build to boasts a contemporary design and attractive facade, creating a welcoming atmosphere for patients and visitors.

Spacious Floor Plan: Spanning 2,700 square feet on a single floor, the building can be build with a flexible layout suitable for a variety of medical practices and specialties.

Well-Appointed Interiors: Interior can build to discover bright and airy interiors, thoughtfully designed to optimize workflow and patient comfort.

Exam Rooms and Treatment Areas: Can be build with the required exam rooms, treatment areas, and private offices, the building provides ample space for medical consultations, procedures, and administrative tasks.

Patient Amenities: Build to Enhance the patient experience with amenities such as a welcoming lobby, comfortable waiting areas, and convenient restroom facilities.

Dedicated Parking: Ample on-site parking ensures convenient access for patients and staff, minimizing parking-related stress.

Proximity to Amenities: Located within close proximity to restaurants, shops, and other amenities, the building offers convenience and accessibility for patients and employees.

Flexible Lease Terms: Customizable lease terms are available to accommodate the unique needs and preferences of healthcare professionals.

Location Overview

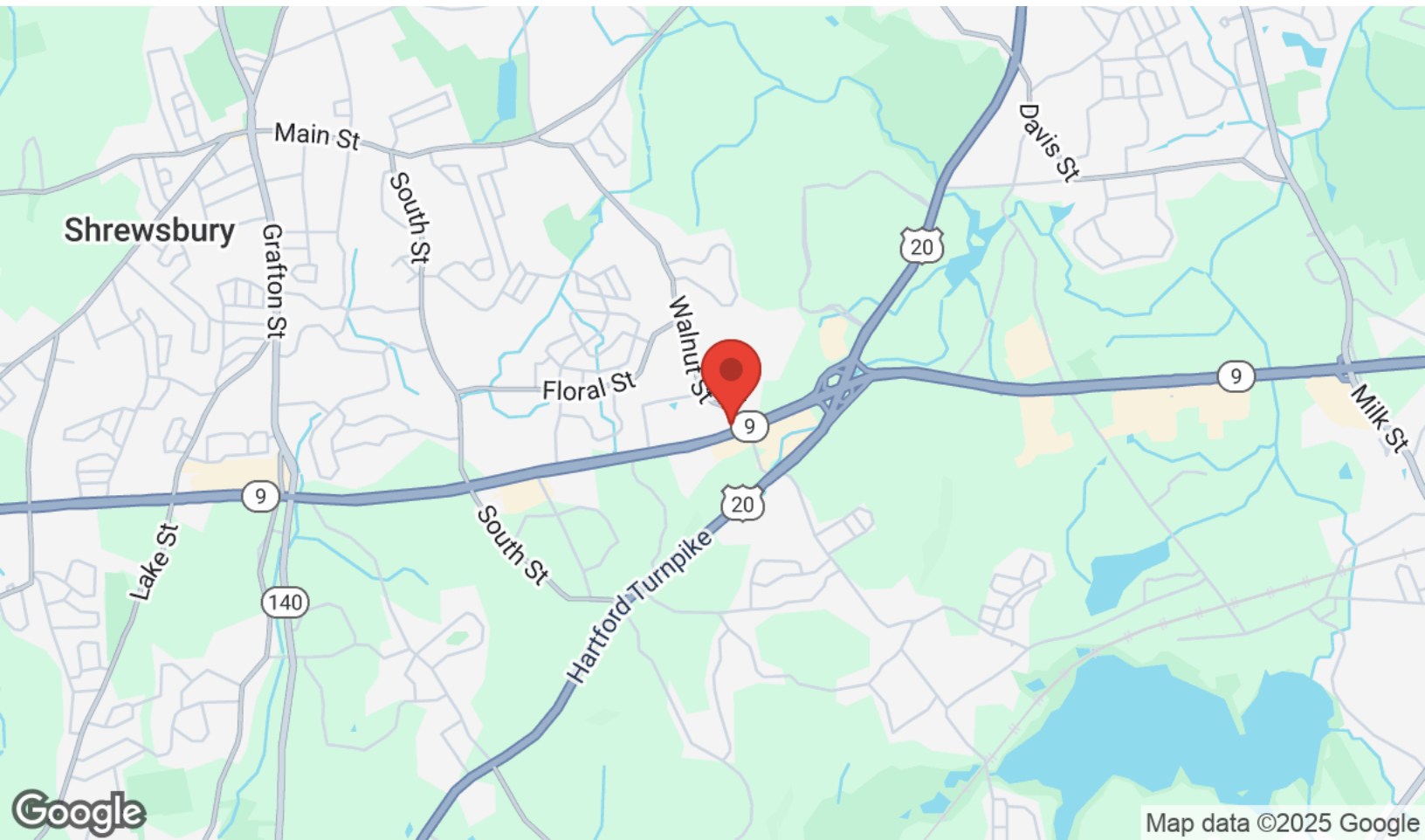
PROPERTY PHOTOS

274 WALNUT STREET



LOCATION MAPS

274 WALNUT STREET



ASSESSORS MAP

274 WALNUT STREET





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Jammie Geddis



PERSONAL PROFILE

Jammie Geddis is a commercial realtor in Central Massachusetts.

Like back in his running back days of football, he will assure you he is the guy you want to be hand off to and let him carry your transaction into the endzone.

When he is not wrapped up in a real estate transaction, he is working on medicine for stage four cancer with a passion for human life and empathy for the health and wellbeing of all people. If you work with Jammie you will see that he is invested in your quality of life and his claim to fame, is he picks up the phone when you are looking for a real estate professional

WORK EXPERIENCE

Driven and motivated over the last decade with a turn in focus to commercial real estate, his first commercial deal was taking on a national giant alone learning the ropes and in that becoming there point man. He has had successes over all facets of real estate experiences, starting with residential properties, selling land, industrial buildings, developing large multi family construction but has now become grounded in retail sale. Also tenant representation, growing and managing retail assets.

CONTACT INFO

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Leominster, MA 01453

Office: 978-840-9000

jammie.geddis@kw.com

SKILLS SUMMARY

Commercial Real Estate


Multi-Family Housing

Tenant Representation

Management

Retail Listings

STATES LICENSED

 Massachusetts

WWW.NORTHEAST-RE.COM

**LOCAL MARKET PROFESSIONALS WITH
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.



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SOLUTIONS

RANGA PARVATANENI

COMMERCIAL REALTOR



PERSONAL PROFILE

A highly creative, game-changing, award-winning, and hands-on entrepreneurial technology leader with two decades in high-tech and consulting in key areas of data, storage, analytics, Bus. Intelligence, & cloud.

With years of experience in the real estate industry, we are dedicated to helping you navigate the complexities of buying, selling, or investing in properties. Our team of expert realtors is committed to providing personalized and professional services tailored to your unique needs.

WORK EXPERIENCE

As a manager and a leader, I have organized large teams and worked with them with a unifying approach to deliver on each mission by inspiring them, by providing hands-on guidance, and by developing their capacity to reach stretch goals. Despite daunting challenges in pursuing breakthrough objectives, my teams have always come through in delivering on their stretch goals and going above-and-beyond.

Led global teams of cross-domain experts to establish new platforms, tools, and automation to enable agile business delivery of IT services (ITaaS, IaaS, DBaaS, DLaaS, Cloud) for IT Delivery for EMC.

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SKILLS SUMMARY

Business Intelligence

Project Management

Industrial Property Consulting

Multi-family Properties

STATES LICENSED

Massachusetts

EDUCATION

M.S. Engineering

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