



440 East Central Street

Franklin, Massachusetts 02038

Property Highlights

- Some suites offer move-in ready medical space with infrastructure already in place. This provides a huge savings for tenants by eliminating the high expense of a medical build-out.
- Franklin is host to two MBTA commuter rail stations with daily services to Boston and more.
- Superior access to major highways. Only 1.9 miles from Route 495 and 9.8 miles from Interstate 95.
- Located within a 30-mile radius of Boston, Providence and Worcester, and approximately 100 colleges and universities, which include many of the best research and engineering universities in the country.

Offering Summary

Lease Rate:	Call For Details
Building Size:	16,208 SF
Available SF:	1,200 - 5,010 SF
Lot Size:	2 Acres

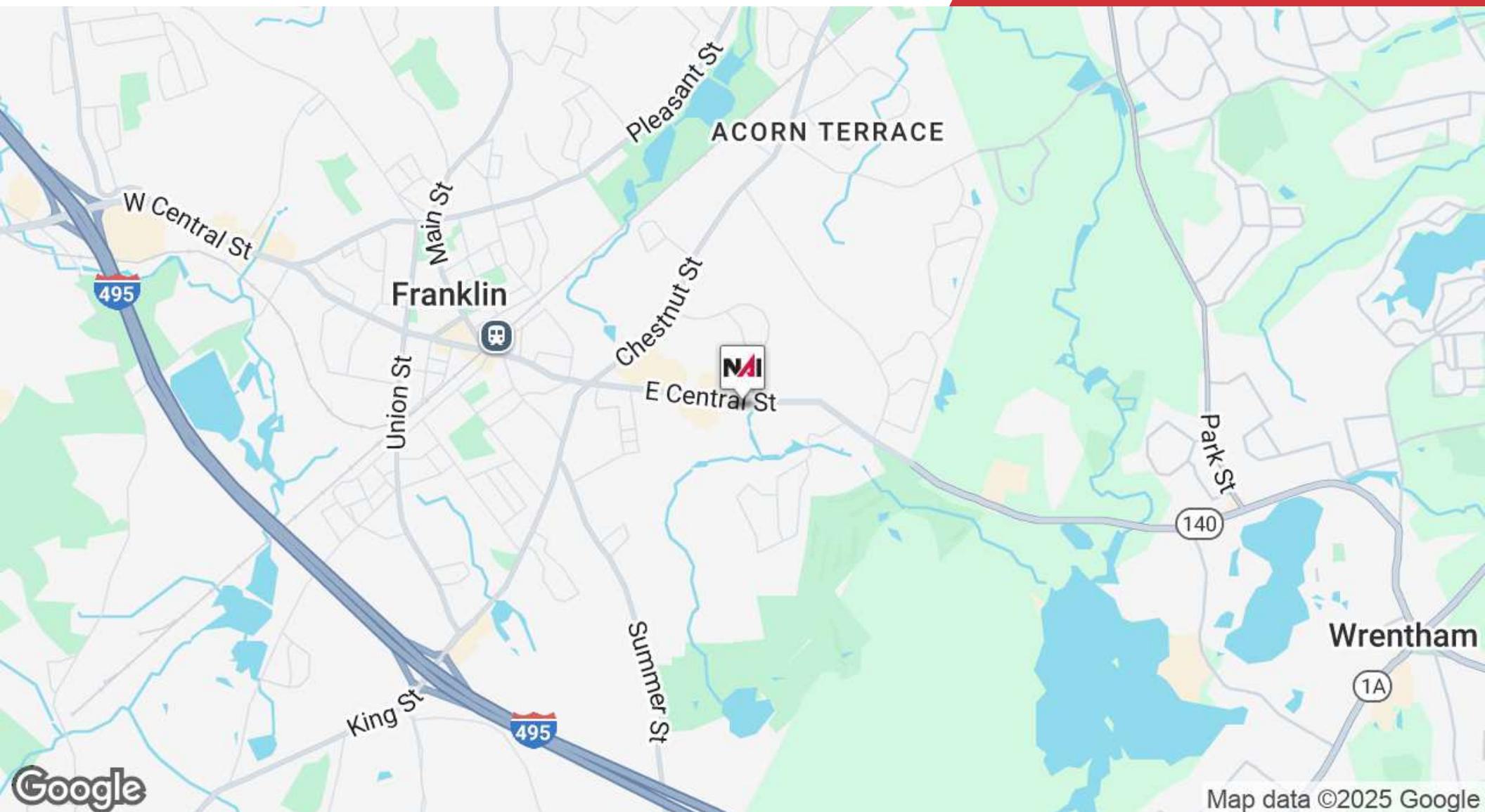
For More Information

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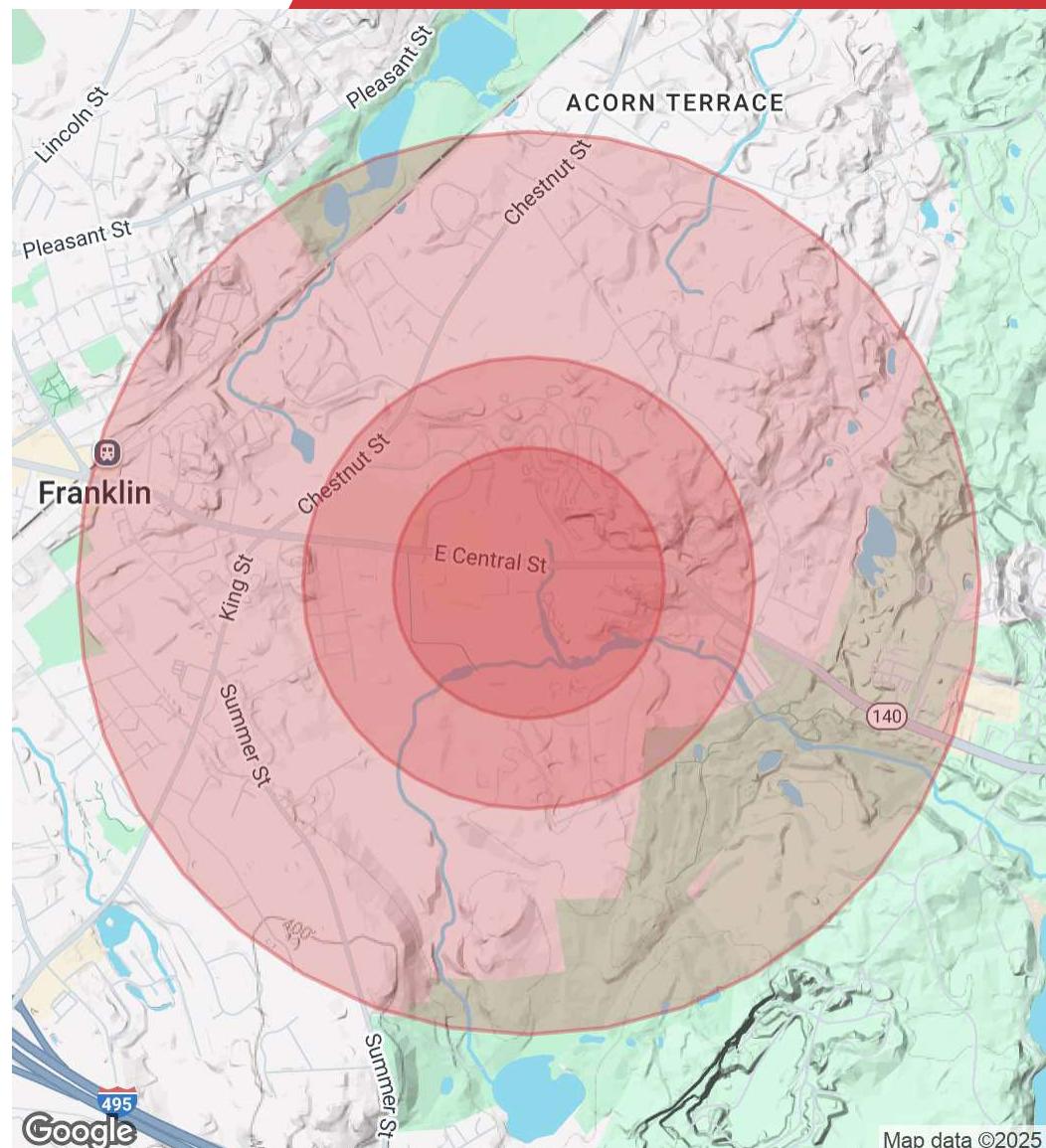
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	390	1,854	5,821
Average Age	44	44	42
Average Age (Male)	41	41	41
Average Age (Female)	46	45	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	156	737	2,317
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$130,756	\$132,337	\$147,755
Average House Value	\$608,267	\$607,807	\$603,608

Demographics data derived from AlphaMap



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