



## 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

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

### For More Information

**Marilyn Santiago**

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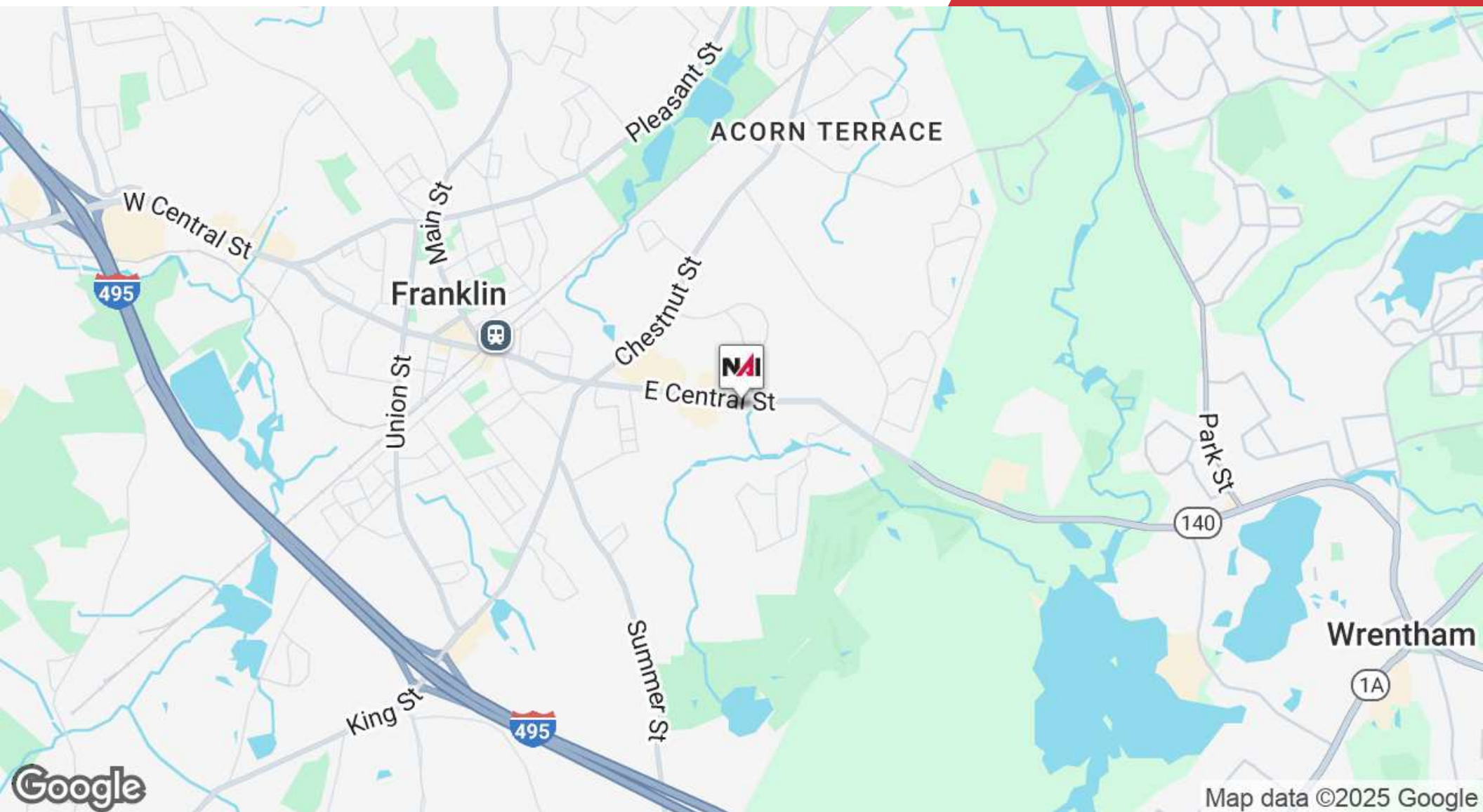
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5 Commonwealth Road, Suite 1A  
Natick, MA 01760  
508 820 2700 tel  
**parsonscre.com**

For Lease

1,200 - 5,010 SF

Healthcare & Office Space



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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Population</b>	390	1,854	5,821
<b>Average Age</b>	44	44	42
<b>Average Age (Male)</b>	41	41	41
<b>Average Age (Female)</b>	46	45	44
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	156	737	2,317
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$130,756	\$132,337	\$147,755
<b>Average House Value</b>	\$608,267	\$607,807	\$603,608

*Demographics data derived from AlphaMap*

