

11 PLEASANT ST CONNECTOR
FRAMINGHAM RT.9
FOR SALE



FIRST CLASS RENOVATION NOW COMPLETE

All new 25,200 SF, three-story, standalone office/medical/lab building at the junction of Route 9 and the Mass Pike.

Ready for multi-tenant or single tenant occupancy

Gordon Real Estate
957 Worcester Rd
FRAMINGHAM, MA 01701
www.GordonRE.com

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BUILDING SIZE: 25,200

PARCEL SIZE: 1.7 acre

PARKING: 101 total spaces- 19 covered in underground garage

ELEVATOR: Serving all floors including garage level.

COMPLIANCY: Fully ADA-compliant

LOCATION: Route 9- one mile from Mass Pike and 4.9 Miles from Rt. 495

SUITE-SIZES: 2,000 to entire building. Build-to-suit.

WINDOW LINE: Floor-to-ceiling windows. Outstanding views from elevated height.

ZONING: CMU (Corporate Mixed-Use) includes office, medical, retail, lab, R&D and more.

SALE/LEASE PRICING: Upon Request

TOTAL PROPERTY RENOVATION

- *New atrium lobby*
- *New built-to-suit suites*
- *New bathrooms*
- *New parking lot*
- *New landscaping*
- *New roof*
- *New mechanicals including HVAC, electric and plumbing*
- *New Electronic lobby and common area directory*
- *New iPad door signage outside every suite*
- *New on-site EV charging stations planned*



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ZONING & LOCATION

Zoning

11 Pleasant Street Connector is in the CMU (Corporate Mixed-Use) District which permits a wide range of uses including business and professional offices, medical, retail, R&D, lab, assembly, manufacturing, distribution and more.

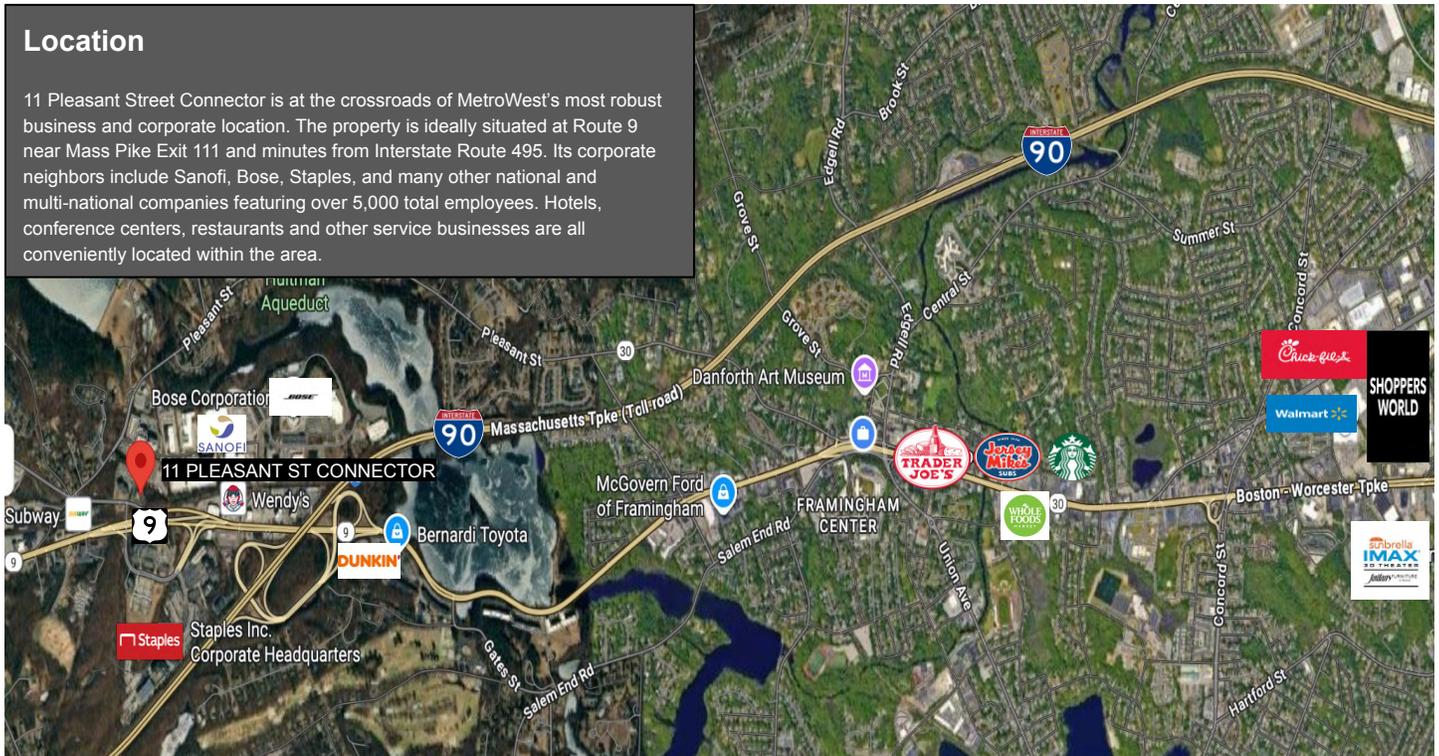
The CMU zoning aims to create a master-planned community integrating various uses. It promotes integrated development with open spaces within the CMU and Technology Park districts. The district supports the business community and intends to function as an innovation center. It also allows additional amenities like training, medical education, commercial, entertainment, and recreation.

Permitted uses in the CMU district may include retail, commercial, day care, business offices, educational facilities, conference centers, research and development, light manufacturing, and storage. Multi-family residential is also permitted within mixed-use developments. The zoning encourages a balance of uses to enhance the area's economic activity and vibrancy.

Information per City of Framingham. Buyer/tenant responsible for confirming zoning relative to intended use.

Location

11 Pleasant Street Connector is at the crossroads of MetroWest's most robust business and corporate location. The property is ideally situated at Route 9 near Mass Pike Exit 111 and minutes from Interstate Route 495. Its corporate neighbors include Sanofi, Bose, Staples, and many other national and multi-national companies featuring over 5,000 total employees. Hotels, conference centers, restaurants and other service businesses are all conveniently located within the area.



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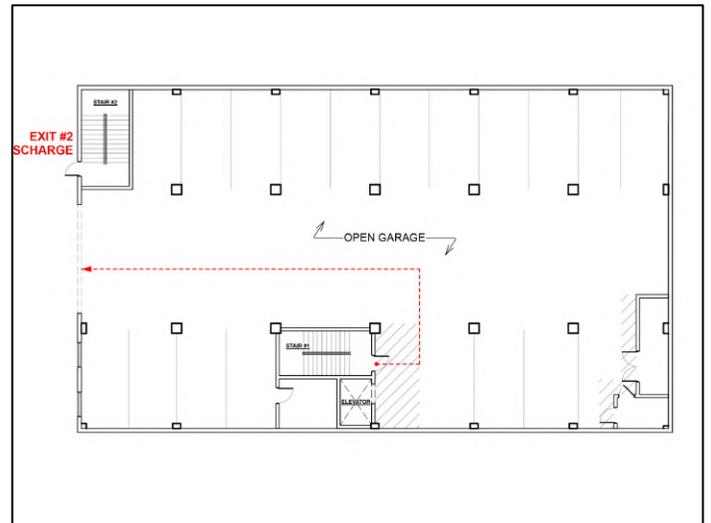
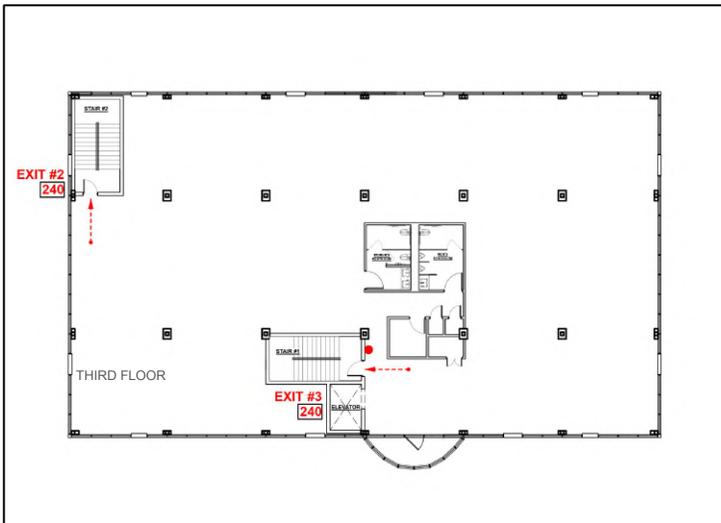
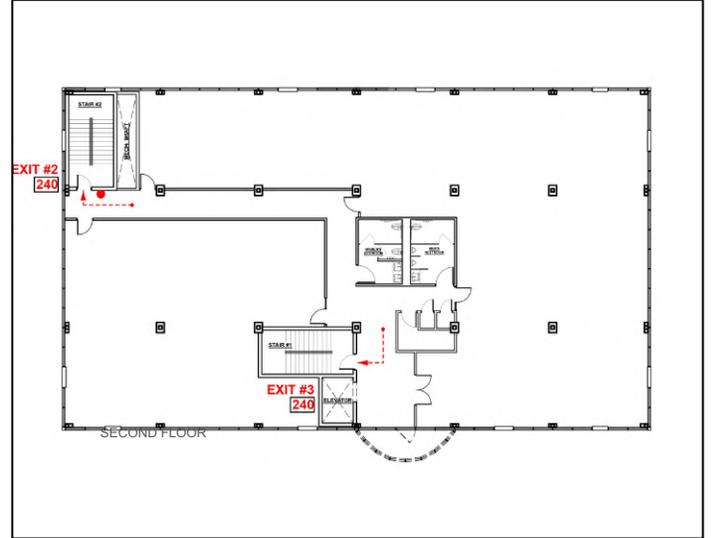
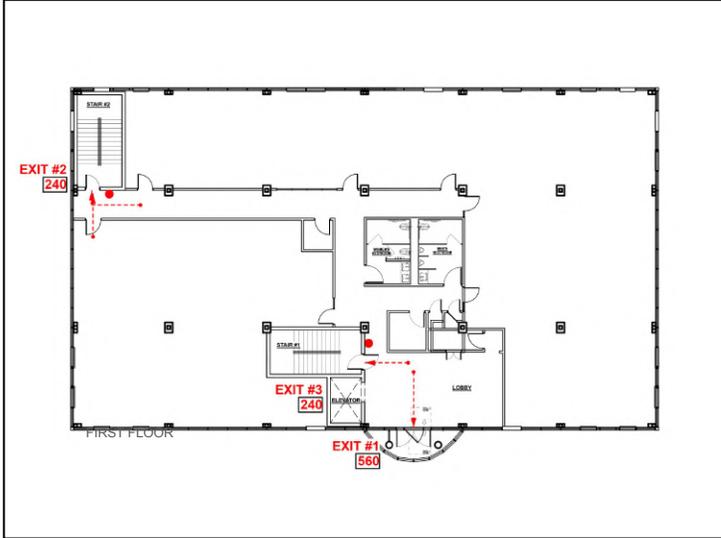
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FLOOR PLANS



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CONDITIONS OF SALE

The enclosed is a confidential Offering Memorandum intended solely for your exclusive use in considering whether to purchase the subject property. This prospectus may not be offered to any other party unless previously authorized by Gordon Real Estate Corp. (the "Agent") or by the Seller. By receipt of this prospectus, you acknowledge that its contents are confidential and that you will not permit it to be duplicated or distributed in any manner.

As-Is Sale

The property is being sold "as-is", "where-is", and "with all faults". Neither the Seller, the Agent, its employees, nor agents make any warranties or representations whatsoever with respect to, or in connection with, the condition of the property, including without limitation, implied warranties of habitability, merchantability or fitness for a particular purpose; compliance with any and all applicable laws, ordinances, permits, rules, regulations or requirements, including, but not limited to, environmental, building and zoning laws or the presence or absence of any environmental matters, it being the understanding of the parties that Buyer will purchase the property based on its own independent investigations, tests, surveys and inspections.

Response to Offers

Seller reserves the right to select or reject any and all offers, at its sole and absolute discretion, based on criteria established by Seller. The successful offer may or may not be the highest offer. The price offered and the apparent financial capability of the Buyer to pay cash, to obtain third-party financing, as well as the number and type of contingencies will be among those factors considered by the Seller in its determination of the successful offer.

Other Conditions

This confidential prospectus contains brief, selected information pertaining to the business and affairs of the subject property. At the time of preparation by the Agent it reflects information available at the time. It does not purport to be all-inclusive nor to contain all the information that a prospective buyer may need to make an investment decision. Neither the Seller nor the Agent, its officers, employees, or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering package or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. The Agent and Seller make no representations concerning the conditions affecting the property, including but not limited to financial performance, physical condition, including without limitation subsoil, structure, toxic waste, asbestos, lead paint, radon, flooding, or any other condition which would be detrimental to the property's value. The Agents and the Seller make no representation as to the compliance with any federal, state, and local laws or regulations related to the property, including compliance with the American Disabilities Act. It is suggested that the Buyer conduct whatever inspections or tests he or she deems necessary. It is also recommended that the Purchaser consult with his or her attorney, accountant, and/or investment advisor to perform his or her own due diligence and investment analysis before entering into an agreement to purchase. No reliance should be placed on the information contained herein, and the Buyer should verify all numbers and information through his or her own due diligence. Broker representation not recognized after first showing.

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