



PROPERTY SUMMARY

Suite B at 1305 Corporate Drive offers ±1,548 SF of functional office space in Hudson’s premier medical and professional office park.

The suite is ideal for medical, dental, or professional users and features an efficient layout in a well-maintained, campus-style setting with ample parking and convenient access.

Surrounded by established healthcare and office users, the property provides a professional environment in one of Hudson’s most desirable business corridors.

PROPERTY HIGHLIGHTS

- ±1,548 SF Class A office suite ideal for medical, dental, or professional office users
- Located in an established medical/professional office park with strong surrounding tenancy and ample parking
- Convenient access to Darrow Road (SR-91) in a high-quality, business-friendly Hudson location

Lease Rate	\$20 SF/month (NNN)
Available Space	±1,548 SF
Building Size	5,244 SF
# of Floors	1
Year Built	1999



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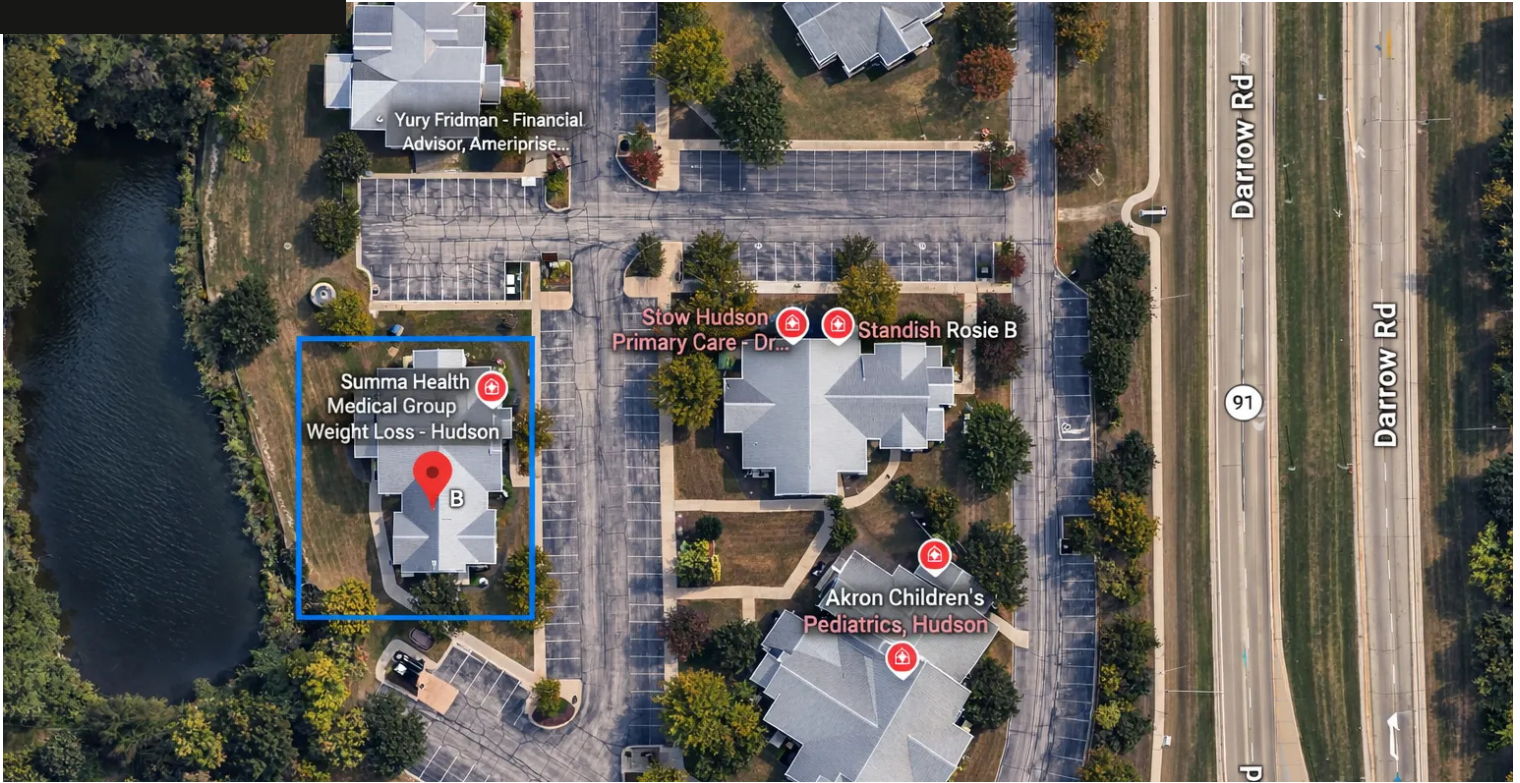
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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,548 SF	LEASE RATE:	\$20 SF/month

AVAILABLE SPACES

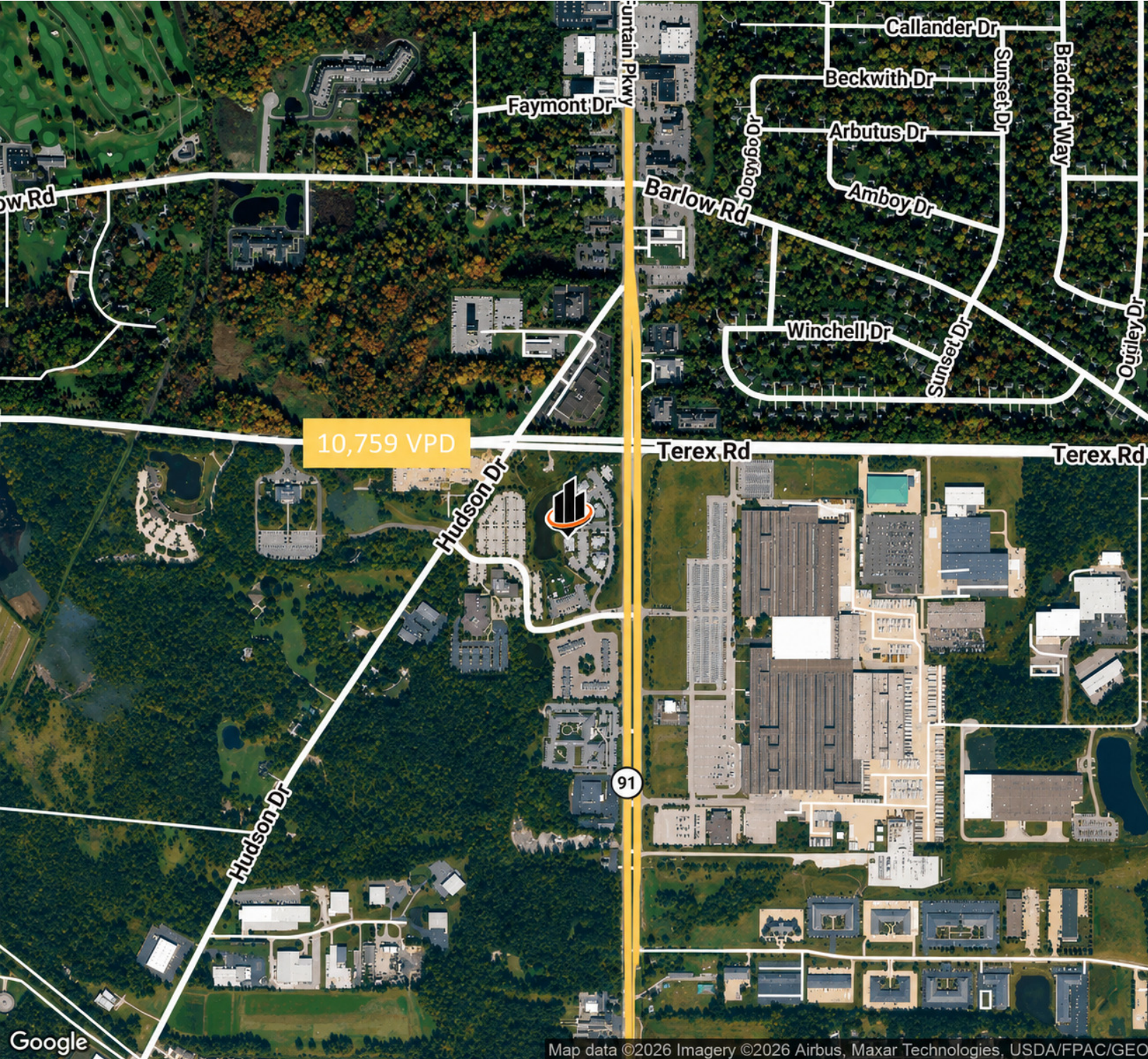
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office	Available	1,548 SF	NNN	\$20.00 SF/month	+ CAM



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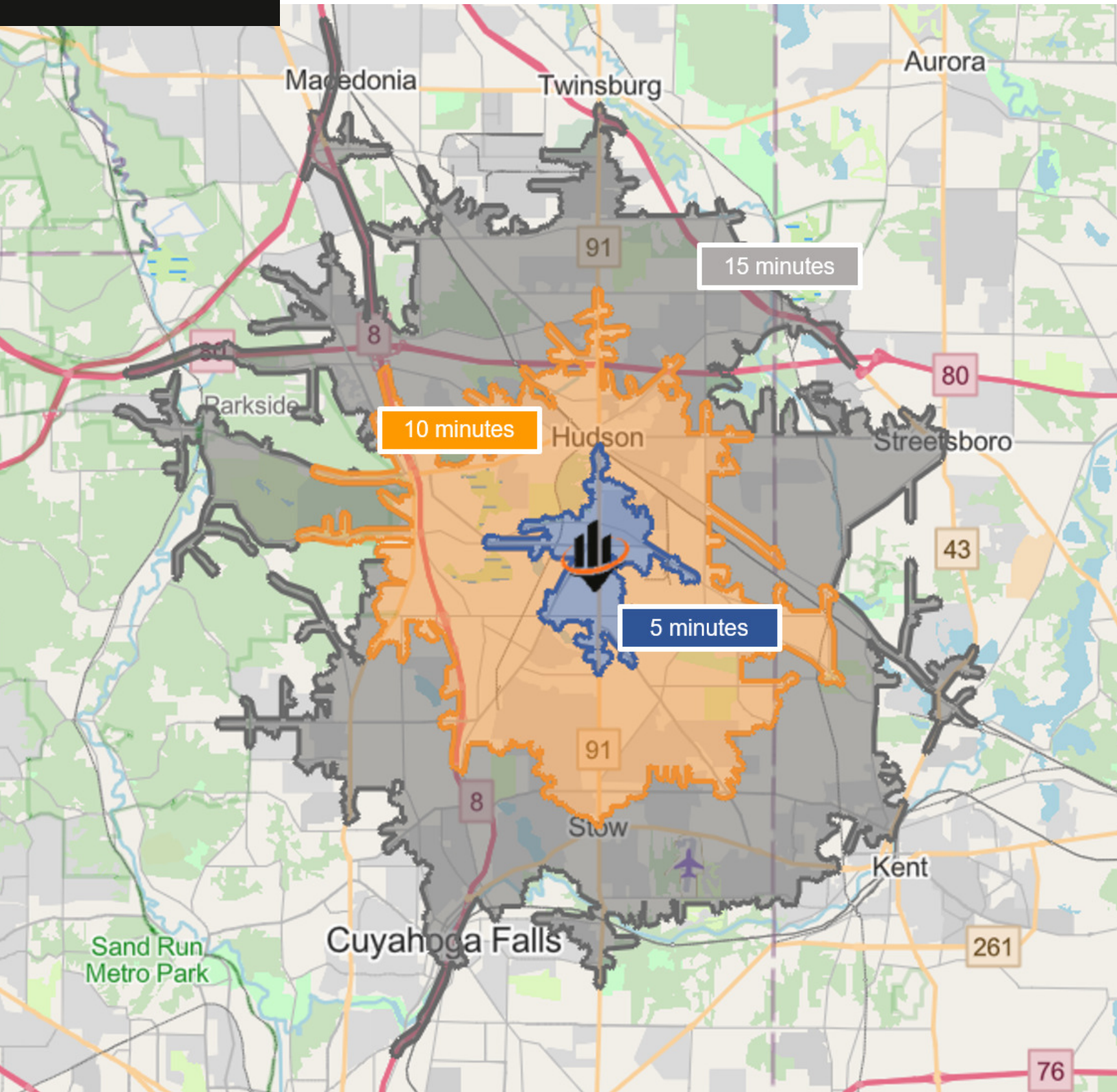


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Drive Time Map

1305 Corporate Drive

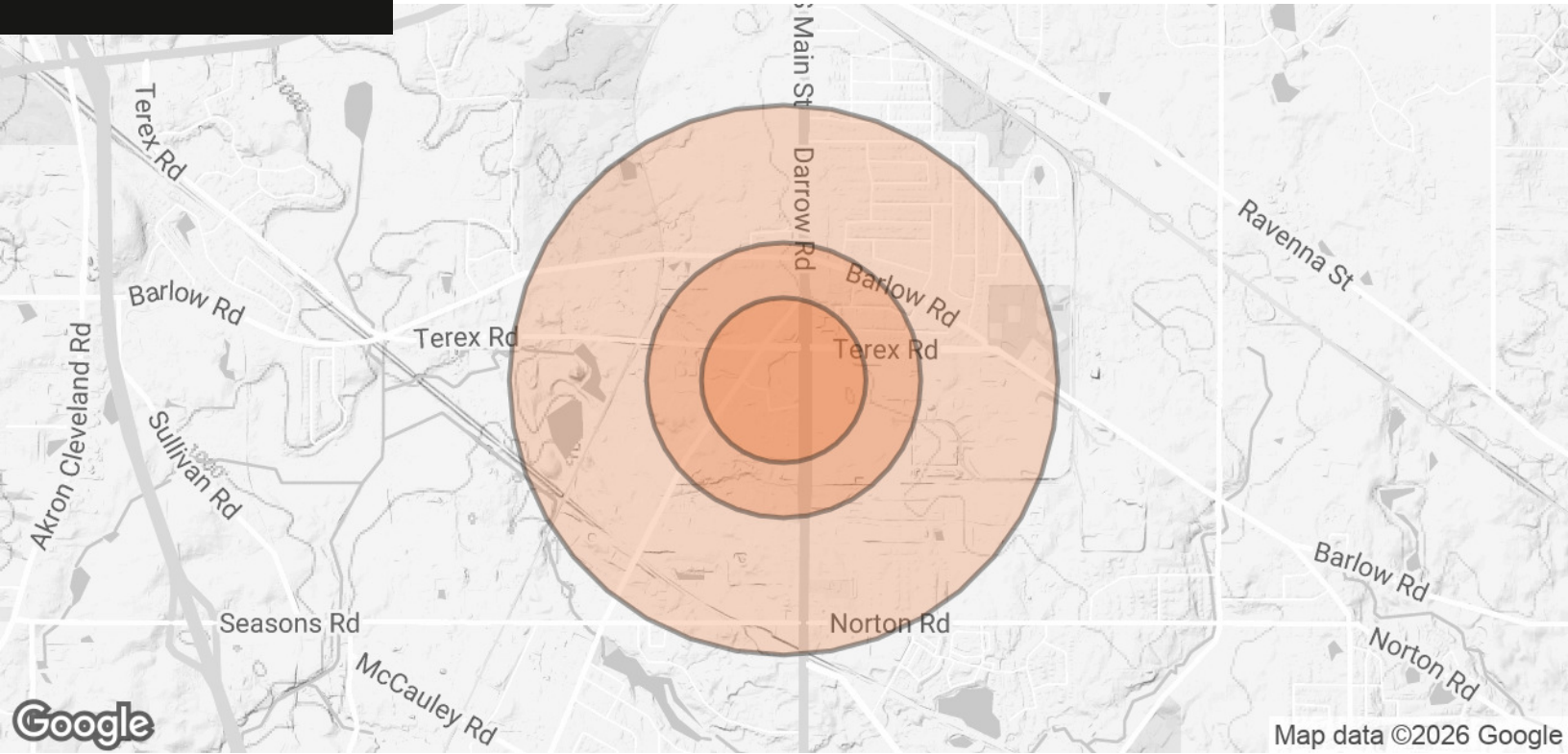
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	113	469	2,814
AVERAGE AGE	46	44	41
AVERAGE AGE (MALE)	44	43	41
AVERAGE AGE (FEMALE)	47	45	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	40	167	987
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$182,795	\$178,661	\$183,778
AVERAGE HOUSE VALUE	\$474,742	\$447,819	\$390,392

2020 American Community Survey (ACS)



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