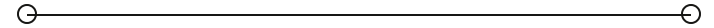


LEASE

34 Hayden Rowe Street

HOPKINTON, MA 01748



PRESENTED BY:

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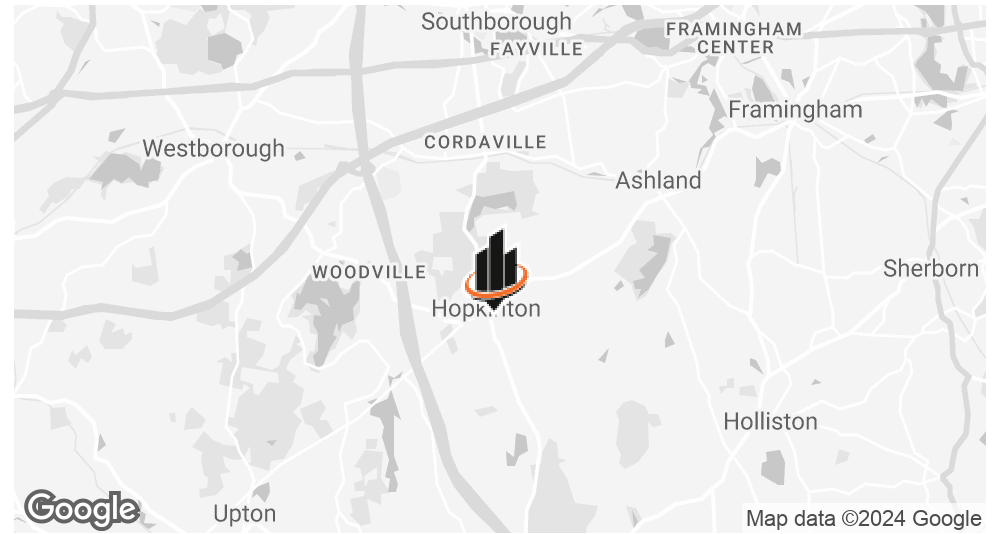
JAMES CANNON

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call For Lease Details
BUILDING SIZE:	46,857 SF
AVAILABLE SF:	1,560 - 2,113 SF
LOT SIZE:	2.394 Acres
YEAR BUILT:	1955
RENOVATED:	2020

PROPERTY OVERVIEW

34 Hayden Rowe Street in Hopkinton provides small and mid sized office spaces in a modern three-story building with first class finishes throughout, loading dock area, elevator, on-site staff and exceptional location.

Located on Hayden Rowe Street, steps from downtown Hopkinton's Main Street retail corridor, employees can quickly access a number of dining options, local shops, and convenient services.

Situated less than 4 miles from both the Southborough and Ashland commuter rail stations, 34 Hayden Rowe allows for easy access to Boston and Worcester. With I-495, I-90 (Mass Pike), and Route 9 a short distance away, you will have the convenience of a central location. Featuring ample windows and wrap around natural light, this space is ideal for those seeking a move in ready office space.

SPACES

LEASE RATE

SPACE SIZE

SUITE 201 - WAREHOUSE/STORAGE

Call For Lease Details

2,113 SF

SUITE 303 - OFFICE

Call For Lease Details

1,560 SF

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

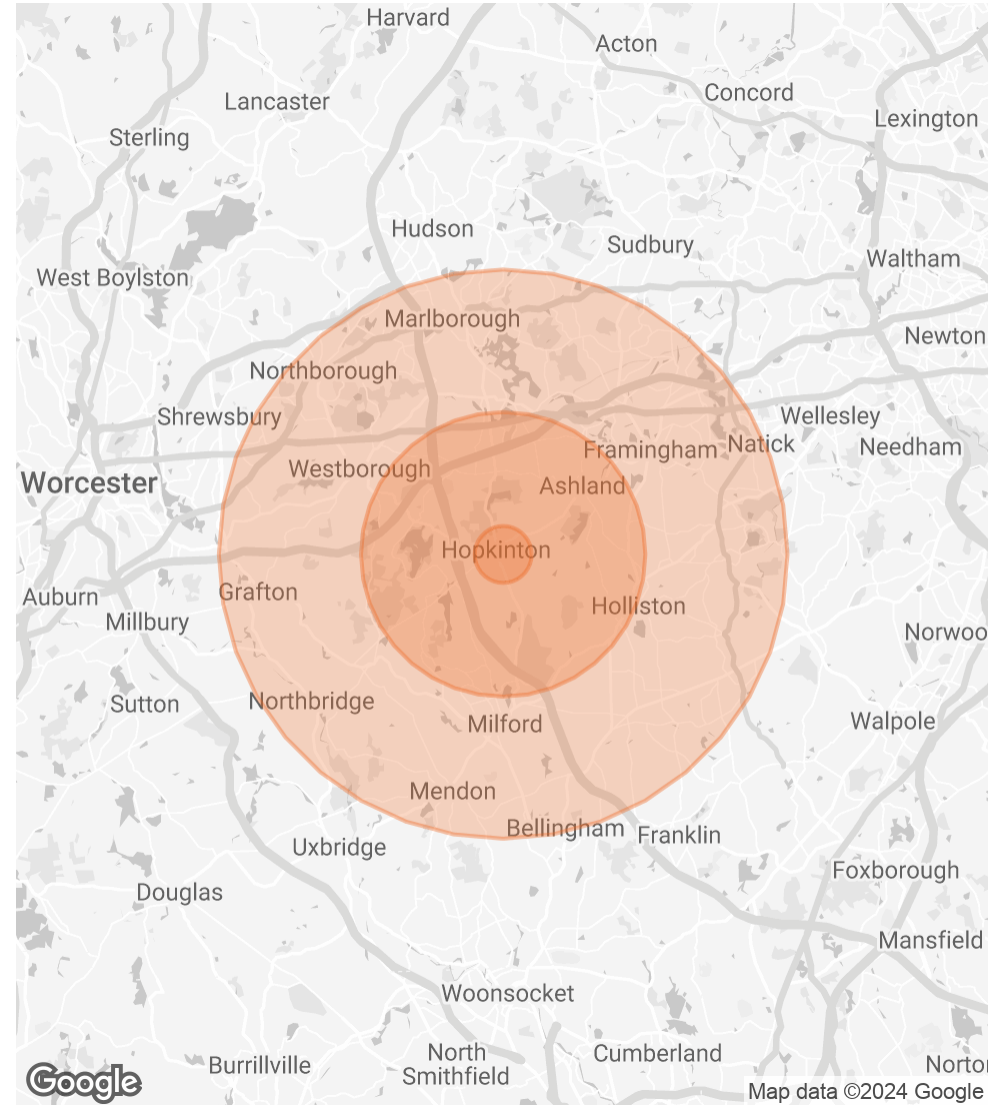
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,605	66,672	259,272
AVERAGE AGE	39.3	39.2	39.2
AVERAGE AGE (MALE)	38.7	38.0	38.4
AVERAGE AGE (FEMALE)	39.5	39.9	40.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	943	23,829	94,664
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$125,454	\$111,049	\$109,097
AVERAGE HOUSE VALUE	\$401,202	\$394,038	\$425,144

* Demographic data derived from 2020 ACS - US Census



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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