



7-9 Mechanic Street

Marlborough, Massachusetts 01752

Property Highlights

- Lower Level: Flex Space, 1,200 SF
- 2nd Floor: Office Space, 600 SF
- Historic Appeal - Turn of the century brick office building.
- Fronts busy intersection for high visibility.

Property Overview

Opportunity to lease Office & Flex space in the heart of Marlborough, MA. The property features high visibility, providing an excellent location for a variety of commercial businesses.

Offering Summary

Lease Rate:	Negotiable
Building Size:	5,374 SF
Available SF:	600 - 1,200 SF
Lot Size:	0.13 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	1,110	2,751	6,381
Total Population	2,672	6,838	16,387
Average HH Income	\$87,758	\$100,654	\$110,453

For More Information

Marilyn Santiago

O: 508 271 9230

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For Lease

600 - 1,200 SF | Negotiable
Mixed Use Space

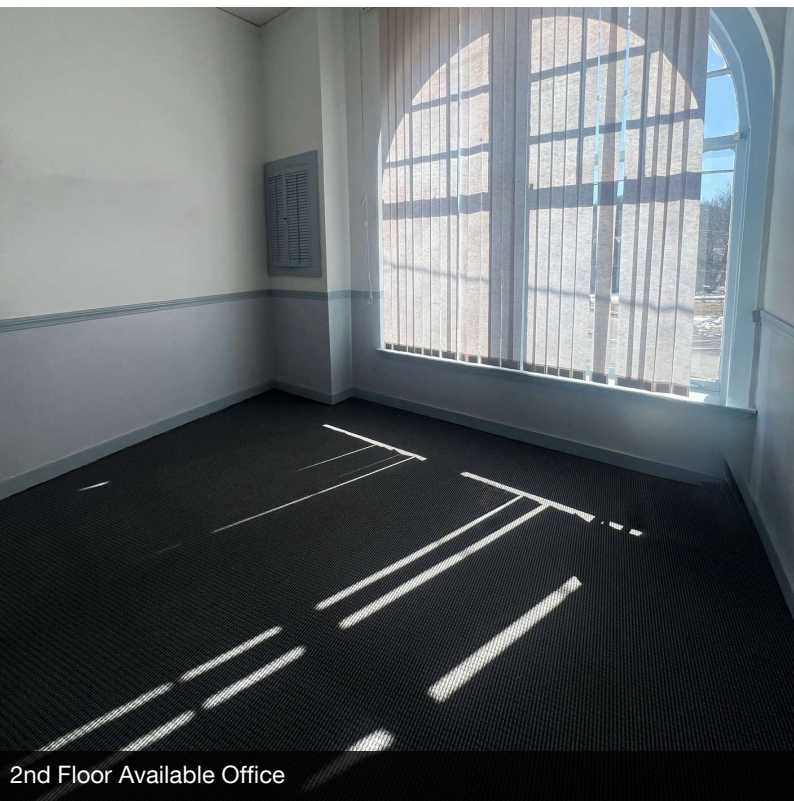


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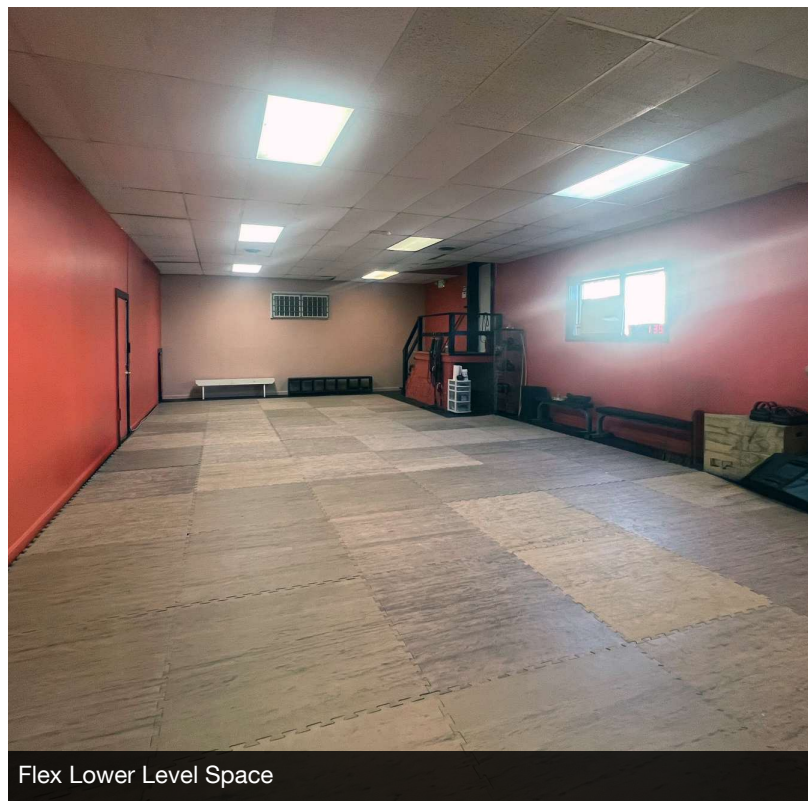
5 Commonwealth Road, Suite 1A
Natick, MA 01760
508 820 2700 tel
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Flex Lower Level Space



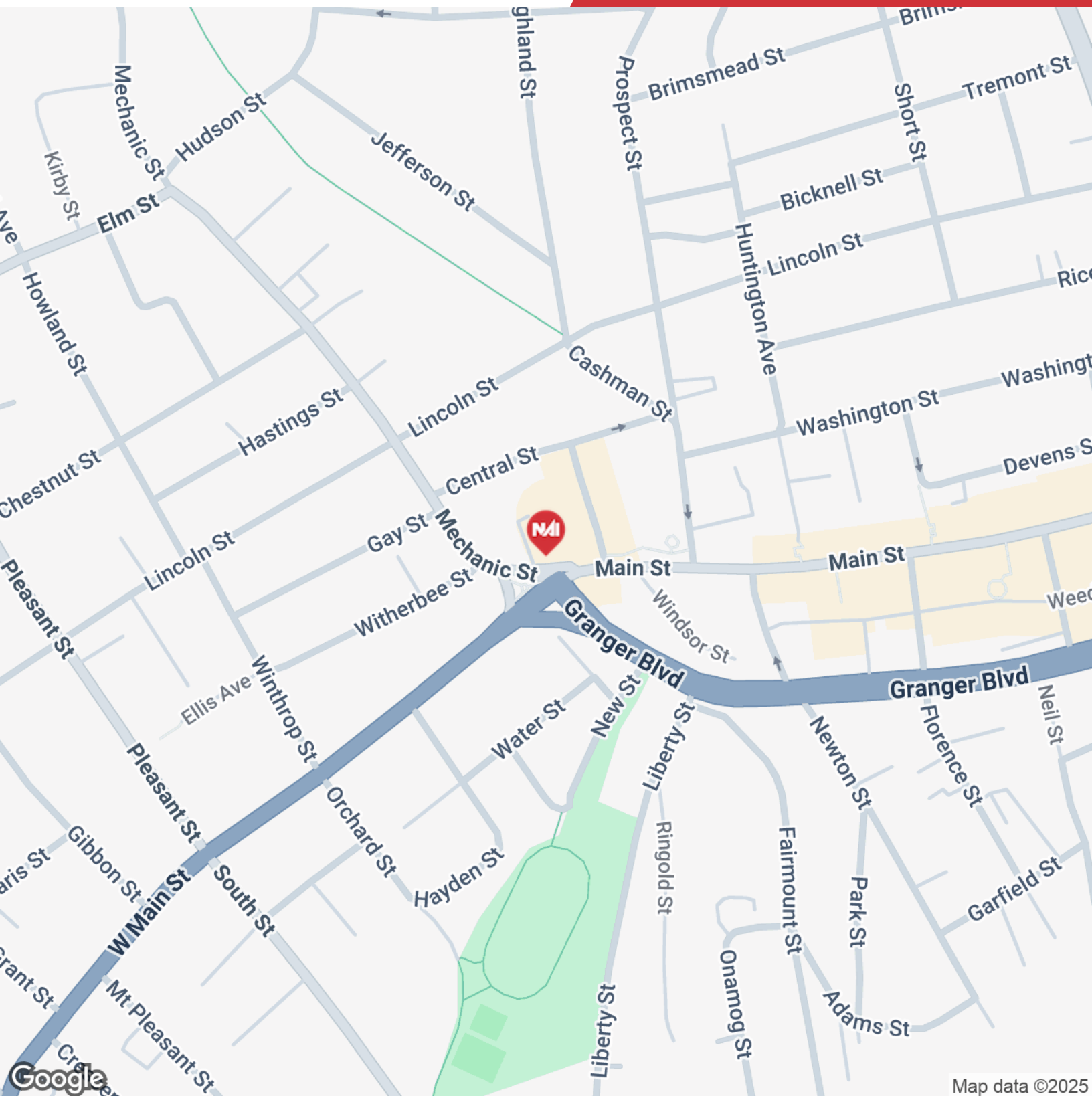
2nd Floor Available Office



Flex Lower Level Space

For Lease

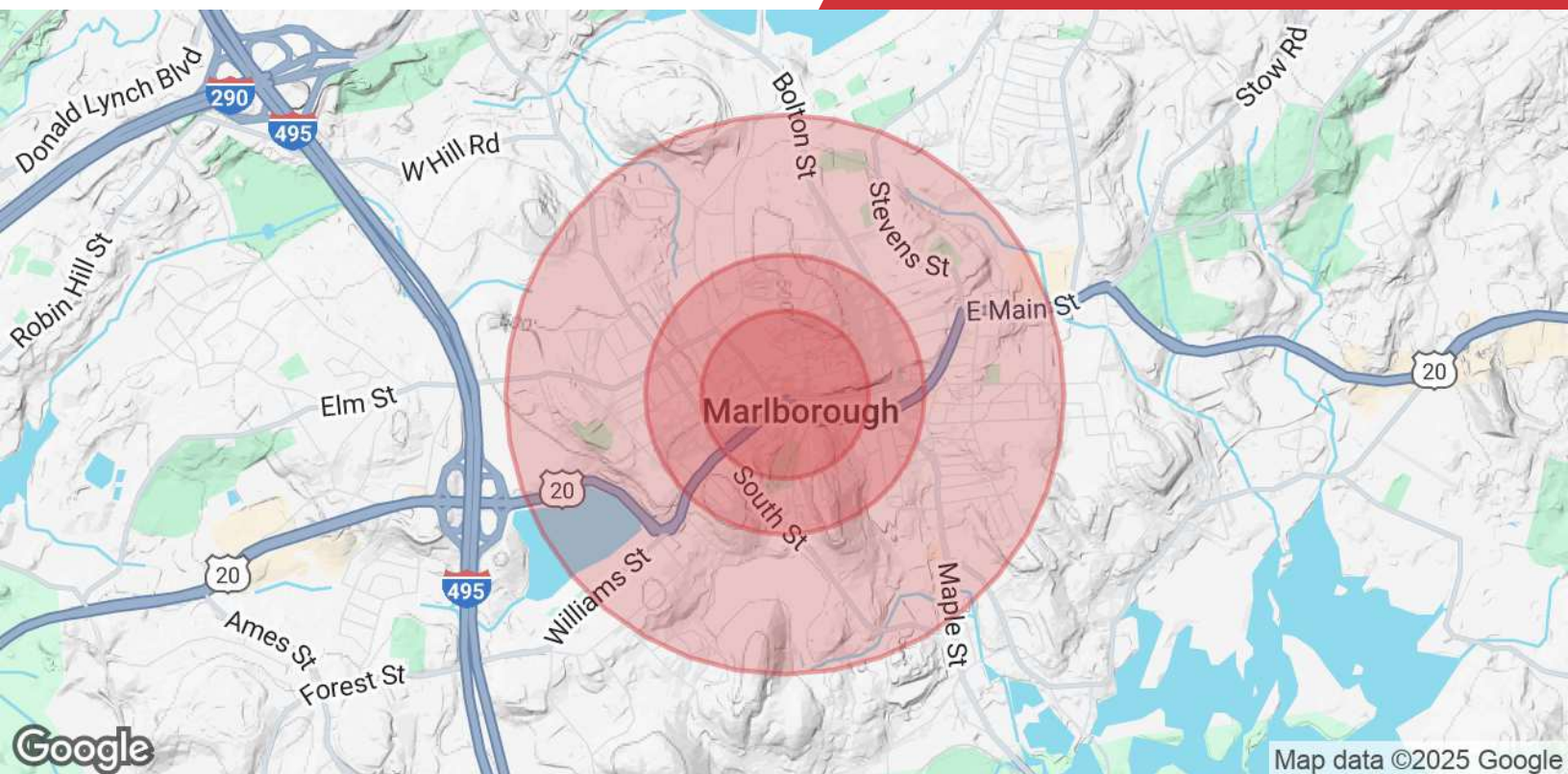
600 - 1,200 SF | Negotiable
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Map data ©2025

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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,672	6,838	16,387
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,110	2,751	6,381
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$87,758	\$100,654	\$110,453
Average House Value	\$472,374	\$481,116	\$500,242

Demographics data derived from AlphaMap