

577 MAIN STREET HUDSON, MA



±2,150-3,000 SF OFFICE SPACE FOR LEASE

📍 5 Commonwealth Road, Suite 1A
Natick, MA 01760

🌐 svnpcgboston.com

☎ 508.820.2700

ALEX WOOD
Senior Advisor
508.271.9251
alex.wood@svn.com

577 MAIN STREET HUDSON, MA

577 Main Street is a multi-tenanted office/flex building that consists of approximately 167,846 square feet. It is exceptionally located on lower Main Street in Hudson, adjacent to Kane Industrial Park and Brent Drive Industrial Park.

The building has a diversified tenant mix consisting of traditional warehouse users, R&D, light manufacturing, recreation and wholesale distribution companies. The buildings feature 13' - 38' clear heights with flexible, subdividable floor plates, tailboard & drive in loading and ample parking.

BUILDING SPECIFICATIONS	
BUILDING SIZE	± 167,846 SF Flex Building
OFFICE SPACE AVAILABLE	Suite 115: ±3,000 SF Suite 160: ±2,150 SF
CLEAR HEIGHT	18'
POWER	3,200 amps of 3 phase power at 480v made up of two 1,600 amp services
PARKING	± 300





PROPERTY SUMMARY

577 Main Street is a 1-story, ± 167,846 square foot flex/office building in Hudson, MA. The property offers tremendous visibility and is within close proximity to Interstates 495 and 290. The building features a conferencing center with state of the art video conferencing, internet access, smart boards, fitness center and cafe. Professional on-site management. Property is adjacent to the Charter Oak Country Club.

PROPERTY FEATURES

- Full service cafeteria
- Conference Center
- Fitness center
- Ample parking
- Tailboard loading docks
- Security camera remote monitoring system
- Property subdivides to accommodate tenants as small as 2,500 SF.



MARKET OVERVIEW

HUDSON, MA: A Pro-Business Community

Located only 28 miles from Boston, 18 miles northeast of Worcester, Hudson is bordered by Berlin on the west, Bolton and Stow on the north, Sudbury on the east, and Marlborough on the south.

Hudson is situated at the eastern-most terminus of Route 290, with two exits directly off Interstate 495, the town is accessible to the major cities in Eastern Massachusetts. Hudson offers the beauty of a semi-rural New England town as well as the convenience of a metropolitan suburb with very strong and growing demographics.

POPULATION 2 MILE 5 MILES 10 MILES

2021 Population	6,954	92,144	328,278
2026 Population Projection	7,042	93,080	334,080
Annual Growth 2021-2026	0.3%	0.2%	0.4%
Median Age	42.7	40.9	41.4

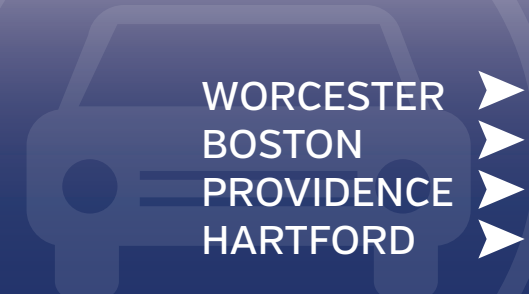
HOUSING 2 MILE 5 MILES 10 MILES

2021 Households	2,547	35,733	125,878
# of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$159,647	\$135,796	\$144,422
Average House Value	\$627,297	\$471,155	\$548,593

* Demographic data derived from CoStar



DRIVE TIMES



- WORCESTER 29 MINS
- BOSTON 40 MINS
- PROVIDENCE 1 HR
- HARTFORD 1.5 HRS



LOCATION OVERVIEW

LOCATION HIGHLIGHTS

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AREA AMENITIES

SHOPPING & RETAIL




- Downtown Hudson 7 Minutes
- Sudbury Crossing Shopping Mall 10 Minutes
- Whole Foods Market 10 Minutes
- Highland Commons 10 Minutes



RESTAURANTS

- Rail Trail Flatbread Co. 7 Minutes
- Medusa Brewery 7 Minutes
- Ground Effect Brewery 7 Minutes
- Welly's Restaurant 7 Minutes
- Kith & Kin 7 Minutes
- Oak Barrel Tavern 10 Minutes



 Kane Industrial Park

577 MAIN STREET

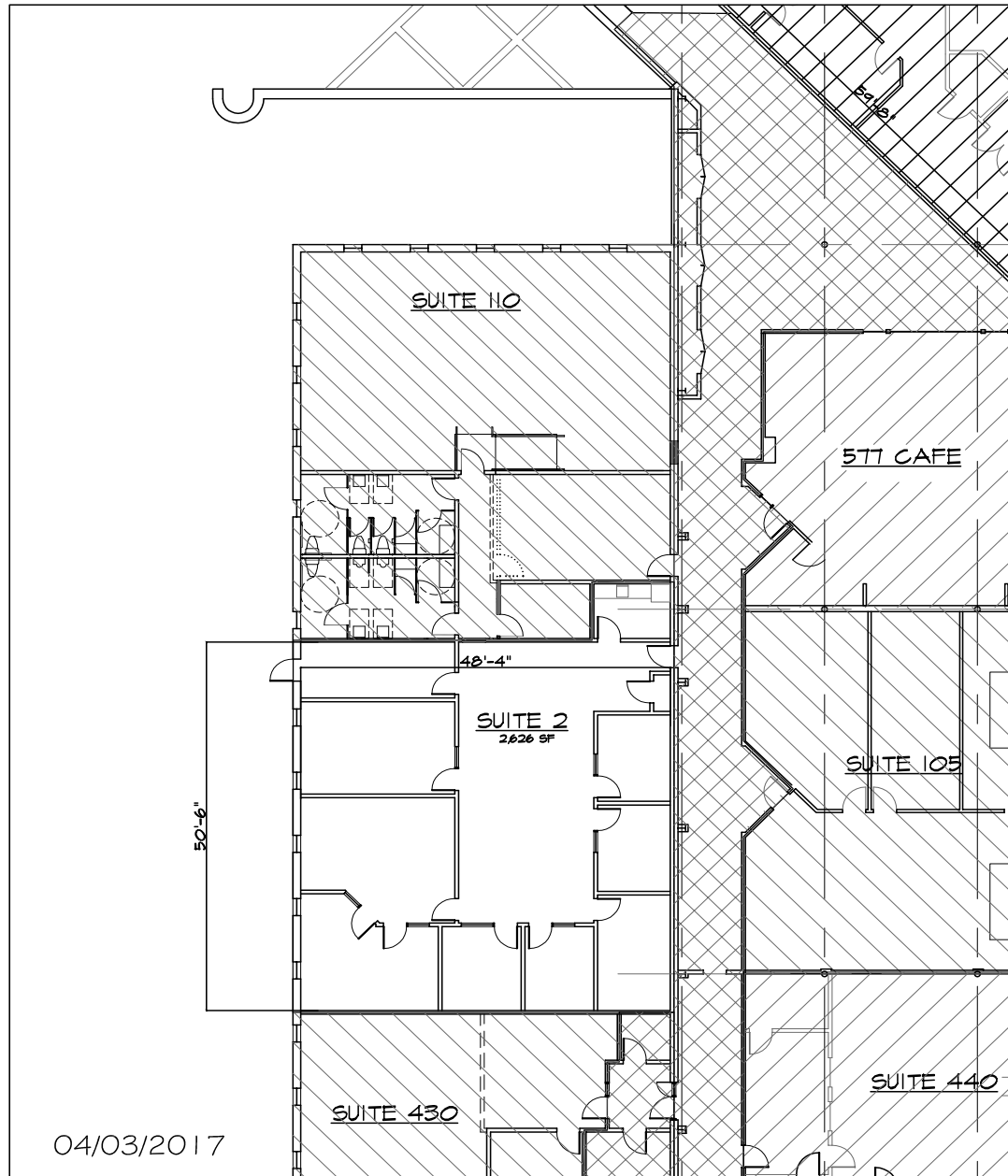
MAIN STREET

BRENT DRIVE INDUSTRIAL PARK



FLOOR PLAN

SUITE 115: 3,000 SF



04/03/2017

MASTER FLOOR PLAN 577 MAIN STREET

SCALE: 1" = 16'

SUITE
2