



303 WORCESTER ROAD

303 Worcester Rd, Framingham, MA 01701



OFFERING SUMMARY

AVAILABLE SF:	4,000 - 7,000 SF
LEASE RATE:	Negotiable
LOT SIZE:	1.426 Acres
BUILDING SIZE:	32,000
SUBMARKET:	Framingham/Natick

PROPERTY OVERVIEW

303 Worcester Road represents an exceptional opportunity for office use, retail, medical and technology companies seeking to combine a central location in the Framingham/Natick, with the access to 100's of local shops and national chains with the highest quality tenant services and amenities. The building was carefully designed to meet the needs of a variety of users, from life science and technology firms to corporate offices. The efficient, rectangular floor plates can be transformed readily into banks, classrooms or offices.

For information on the property reach out to Benny Fung at 508-620-2299 or cosmolandinc@yahoo.com

PROPERTY HIGHLIGHTS

- High street exposure
- Plug and play
- Natural Light
- Ample parking
- Air Conditioning/Heat
- Private Restrooms
- Conference rooms
- Direct elevator exposure

KW COMMERCIAL
276 Turnpike Road
Westborough, MA 01581

NELSON MANTLE
Associate
0: 617.455.2260
nelsonmantle@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL, OFFICE AND MEDICAL FOR LEASE

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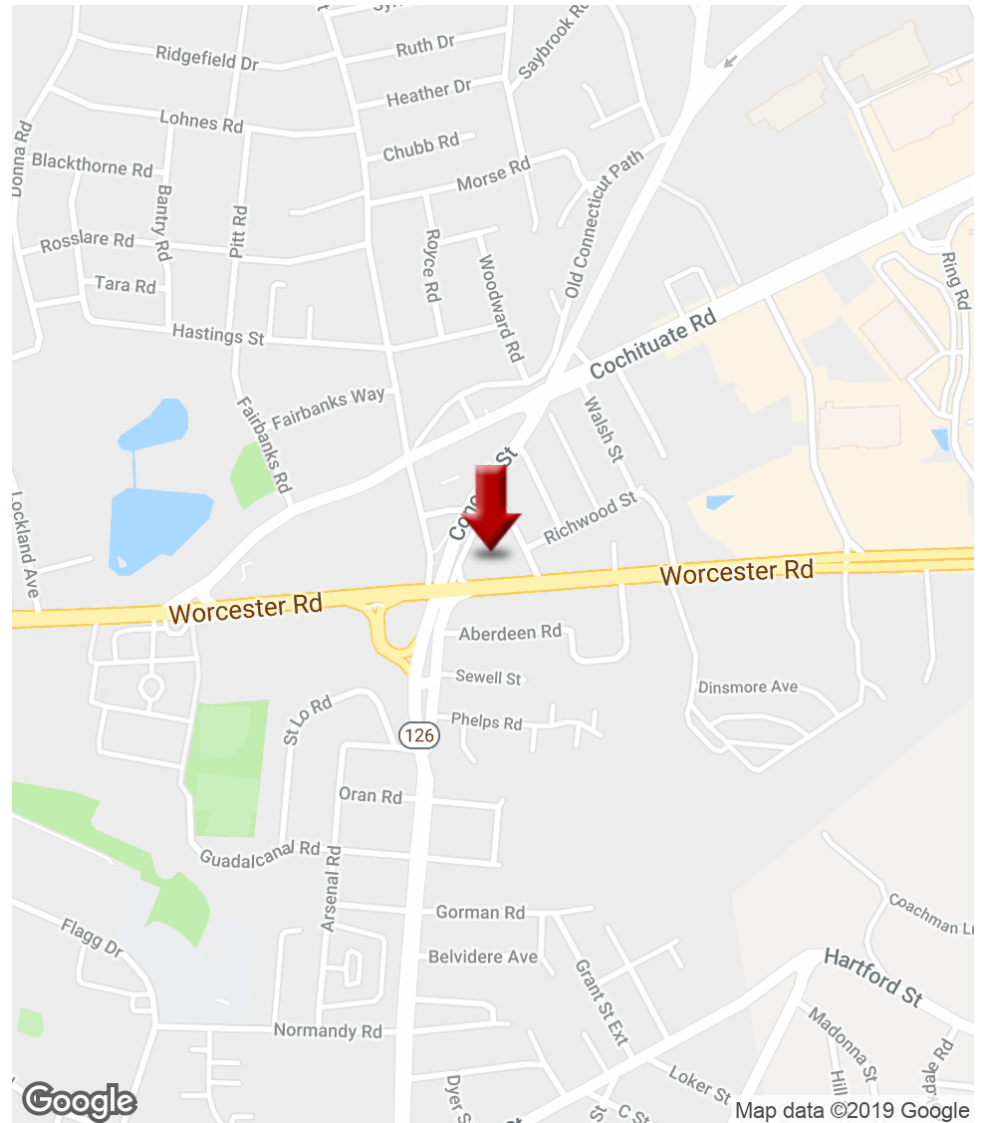
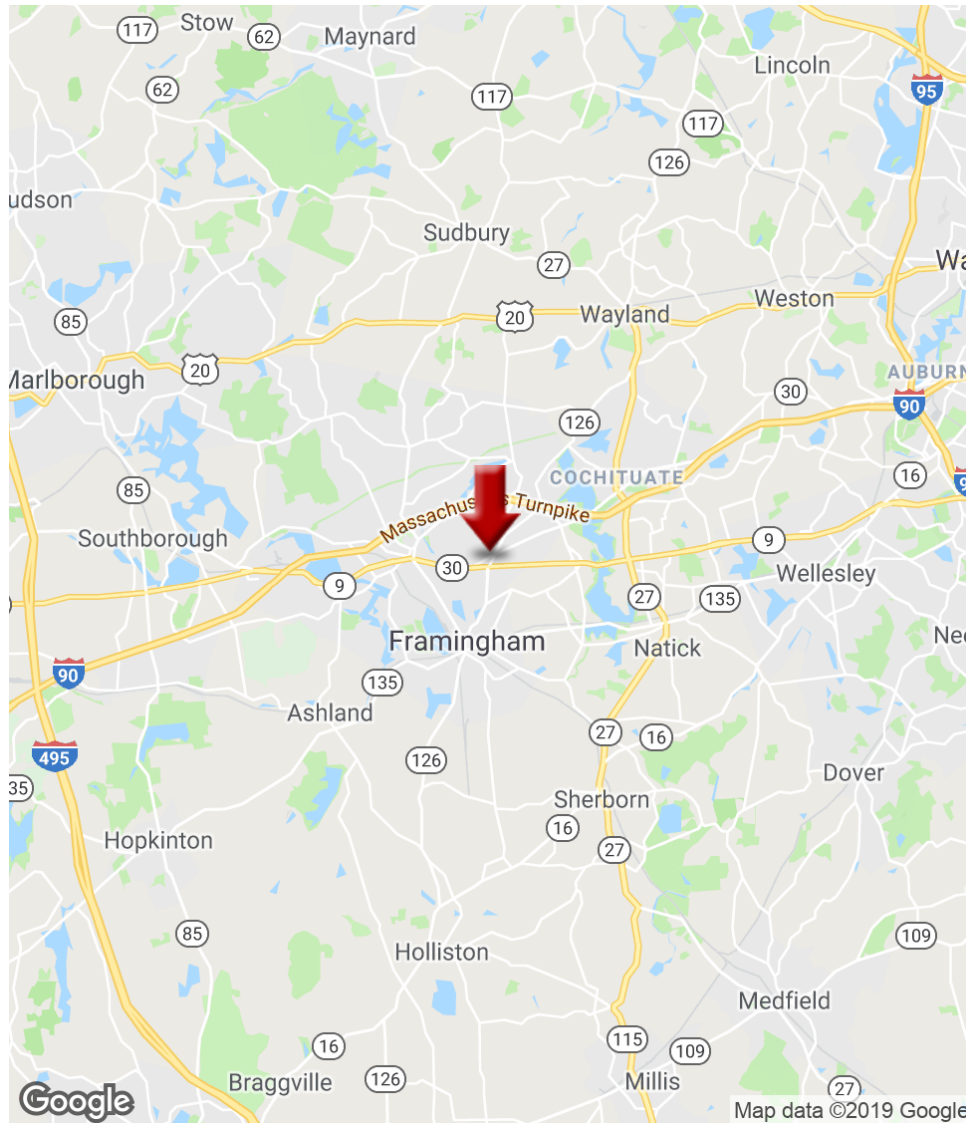
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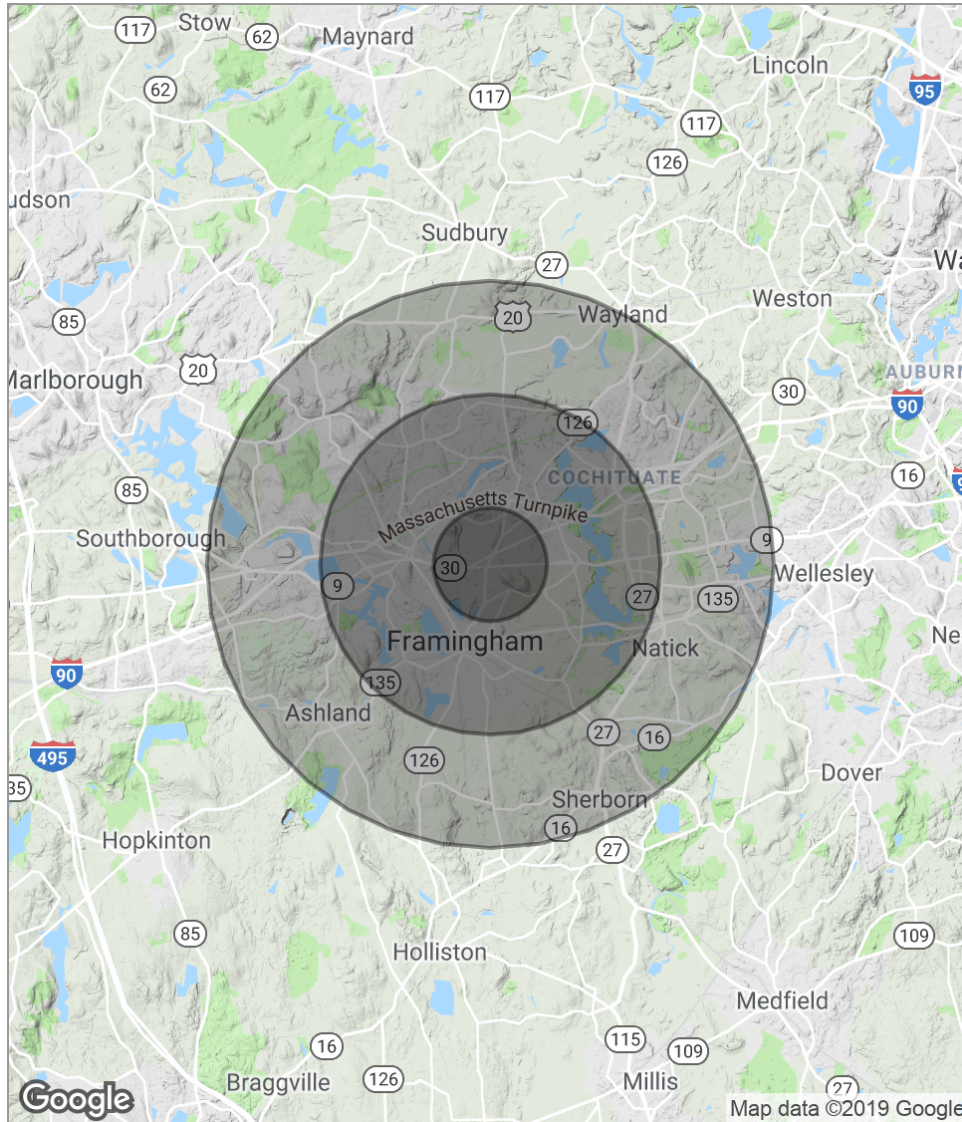
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,731	85,822	145,808
Median Age	38.2	36.7	38.9
Median Age (Male)	37.0	35.2	37.9
Median Age (Female)	40.2	38.2	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,213	34,085	57,431
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$69,104	\$78,805	\$97,529
Average House Value	\$373,934	\$380,278	\$430,894

** Demographic data derived from 2010 US Census*

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