



PROPERTY DESCRIPTION

1743 Park Center Dr in MetroWest is a beautiful, professional office building located in the heart of busy MetroWest. There are flexible options at this location available for lease ranging from 2,000 - 5,783 SF +/- . Both professional office and medical office suites are available. The property is located just off Park Center Drive and is surrounded by a variety of medical and professional office uses.

Co-tenants in the building include Complete Care, Caring Heart Metrowest, and West Orange Wellness Center.

PROPERTY HIGHLIGHTS

- Plenty of Parking - Over 100 Parking Spaces Available! - 25 Covered
- Less Than 3 Miles from SR 408 (East-West Expressway) Interchange
- Close Proximity Hiawassee Rd (28,500 Annual Average Daily Traffic)

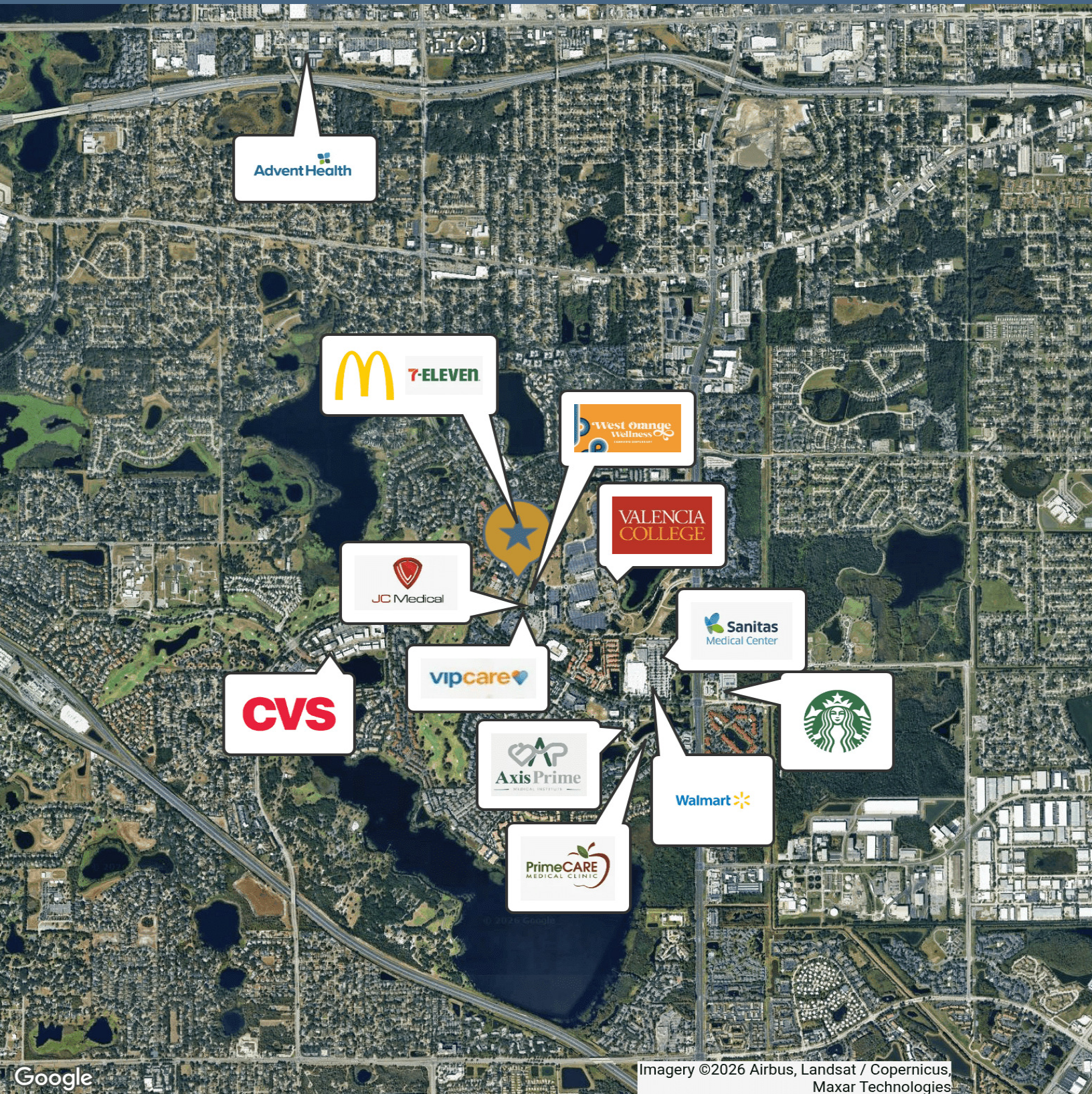
OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN)
Available SF:	4,900 SF
Building Size:	52,550 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,056	42,520	98,485
Total Population	20,989	122,482	287,318
Average HH Income	\$76,605	\$87,525	\$87,974

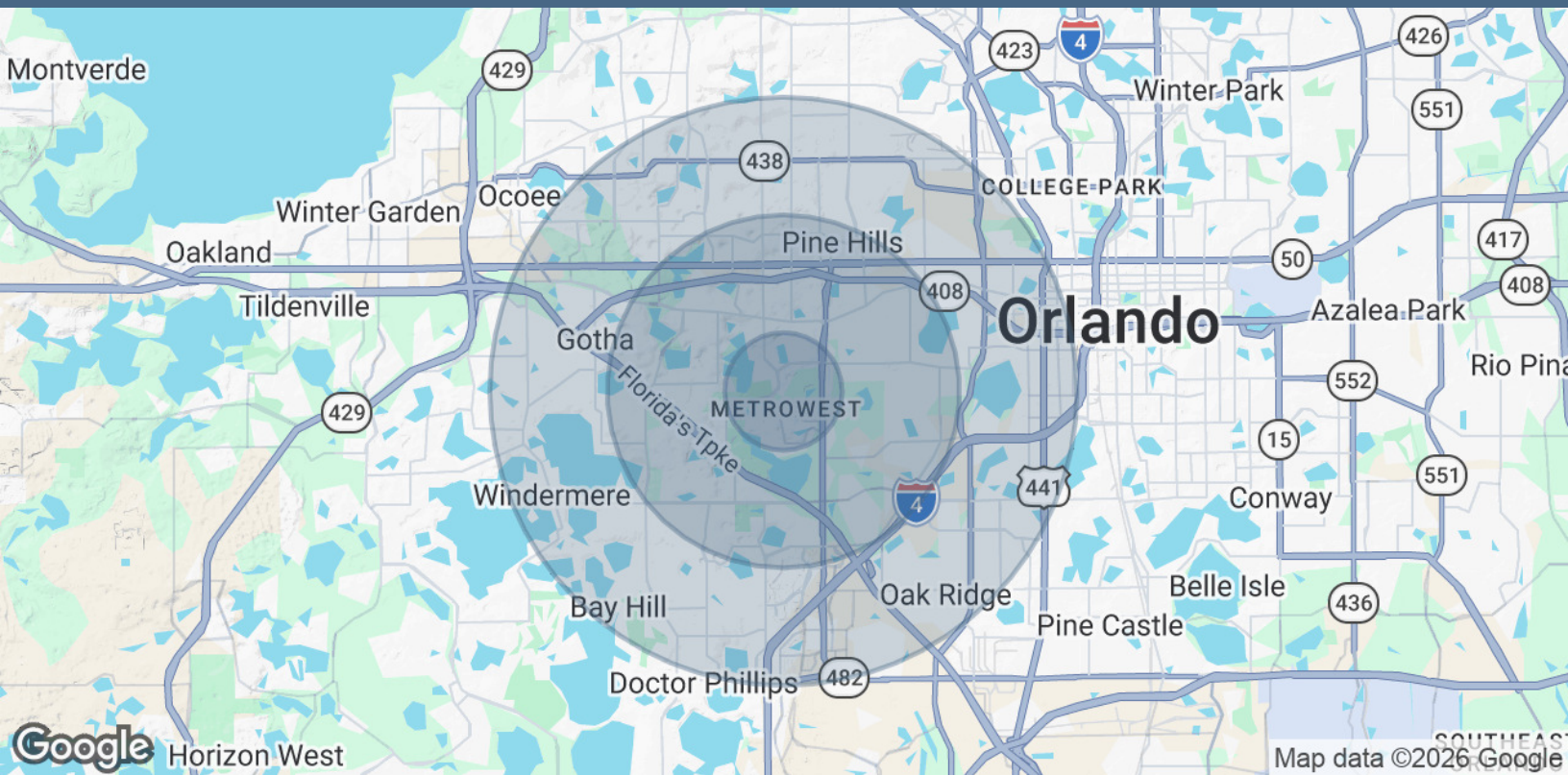






Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,989	122,482	287,318
Average Age	32.4	35.4	36.3
Average Age (Male)	32.3	35.0	35.3
Average Age (Female)	31.7	35.1	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,056	42,520	98,485
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$76,605	\$87,525	\$87,974
Average House Value	\$263,999	\$327,850	\$334,149

2023 American Community Survey (ACS)