

# FOR LEASE - NATICK OFFICE SUITES

## 209 WEST CENTRAL STREET, NATICK, MA 01760



### PROPERTY DESCRIPTION

The spaces within Natick Office Suites cater to a diverse range of business needs and provide flexibility and a variety of options. The property is suitable for office, research and development, and other types of uses. There are spaces ranging from 834 RSF to a generous 3,619 RSF ensuring that the property can accommodate companies with varying space needs.

For additional information and current availabilities please refer to [natickofficesuites.com](http://natickofficesuites.com)

### PROPERTY HIGHLIGHTS

- Flexible Lease Terms and Competitive Market Rent (Six Month Leases Considered)
- Convenient Location Close to Roche Brothers, Planet Fitness & More
- Local Ownership & Professionally Managed by Eastport Real Estate Services
- Ample Parking
- .5 miles from West Natick Commuter Rail, 2.9 miles to Mass Pike & 1.5 miles from Rte 9

### OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Available SF:	834 - 3,619 SF
Lot Size:	2.9 Acres
Building Size:	65,170 SF

### MARCI ALVARADO

Principal

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	834 - 3,619 SF	Lease Rate:	\$21.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 224	Available	834 SF	Modified Gross	\$21.00 SF/yr
■ Suite 301	Available	3,619 SF	Modified Gross	\$21.00 SF/yr
■ Suite 313	Available	2,522 SF	Modified Gross	\$21.00 SF/yr
■ Suites 314 and 315C	Available	1,050 - 2,968 SF	Modified Gross	\$21.00 SF/yr

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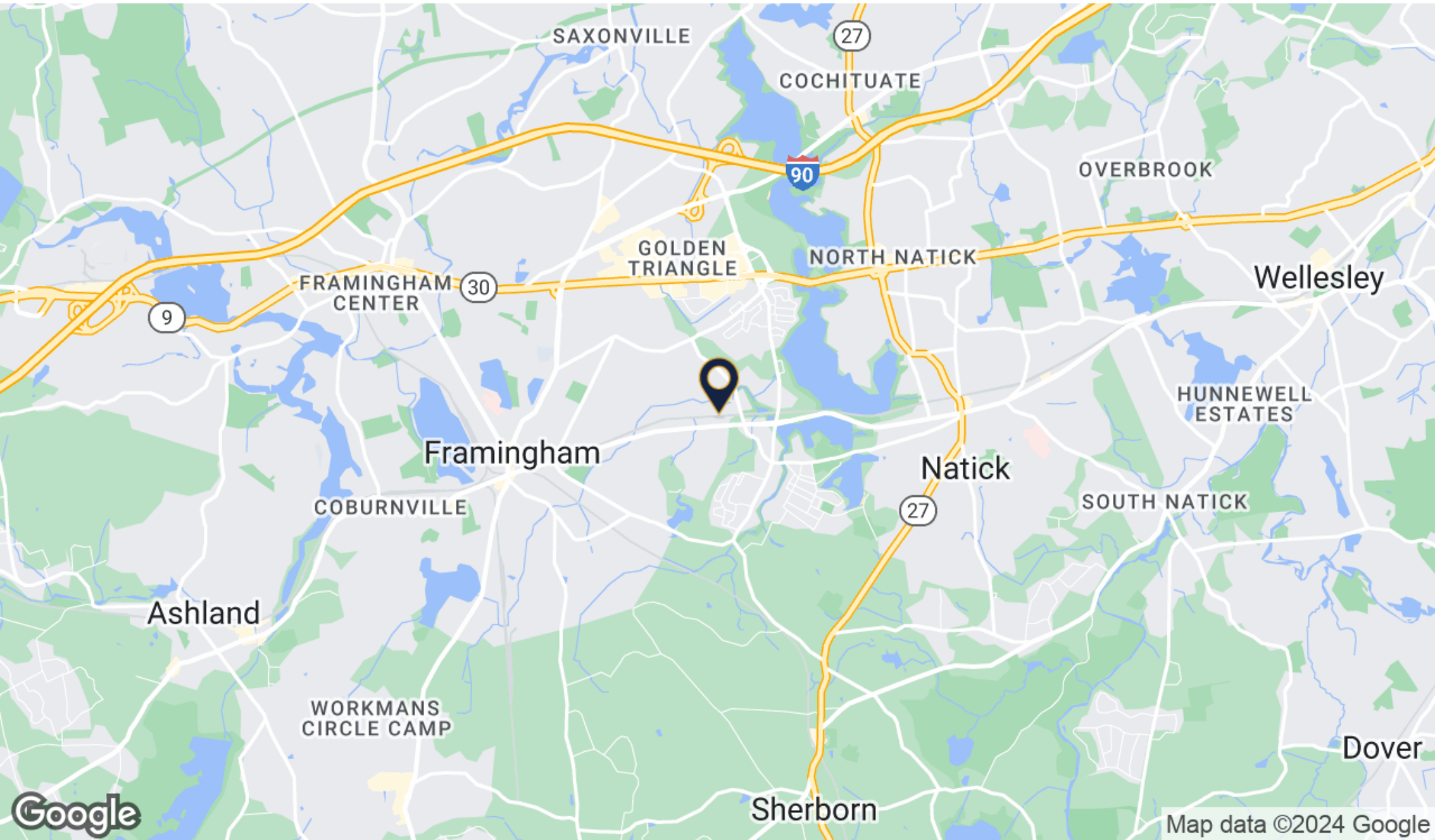
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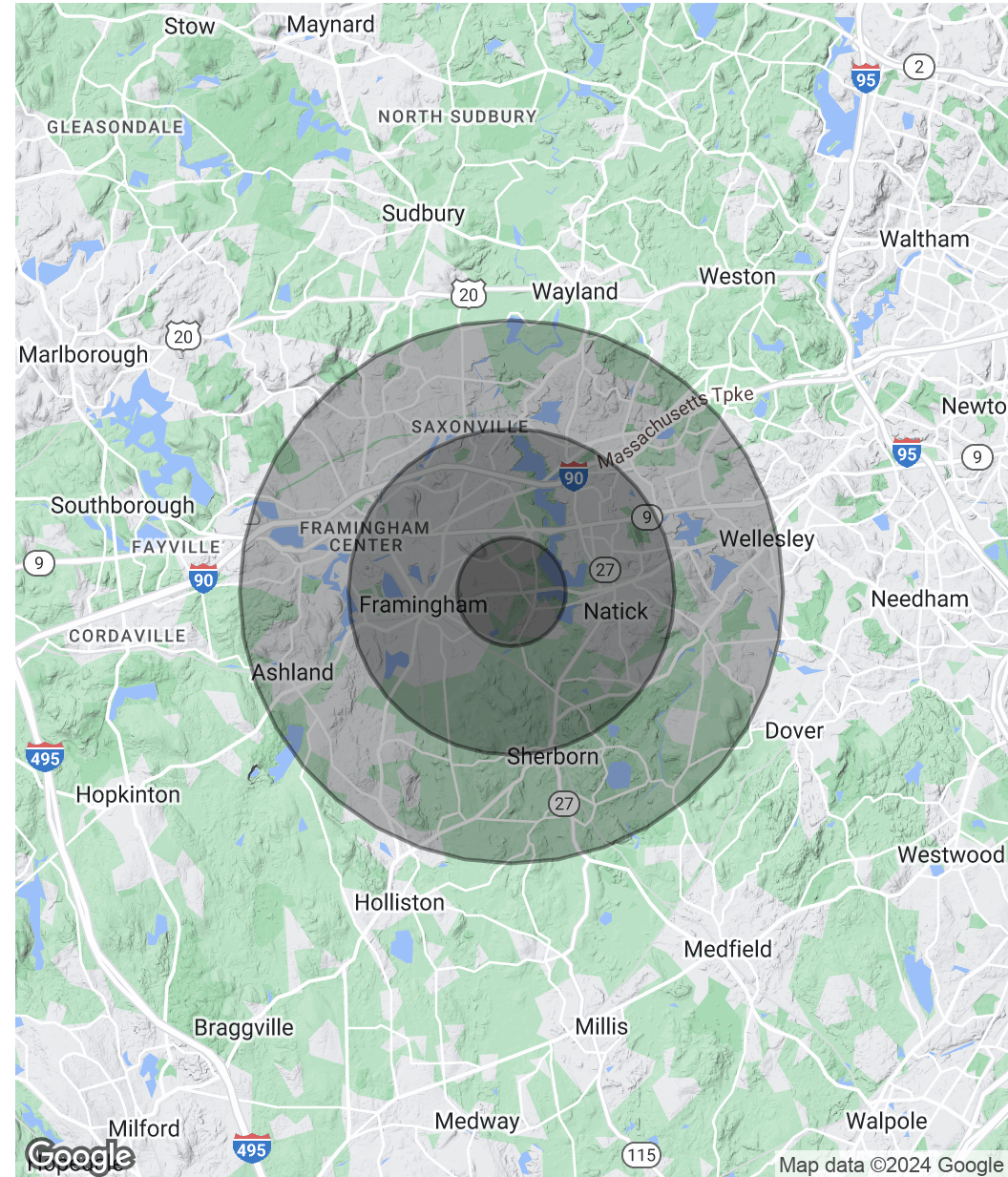


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,264	76,558	148,035
Average Age	37.3	40.3	41.3
Average Age (Male)	35.5	37.4	39.5
Average Age (Female)	39.5	42.5	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,298	31,669	58,951
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$107,031	\$115,542	\$145,194
Average House Value	\$346,665	\$448,314	\$541,383

2020 American Community Survey (ACS)



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