

PRIVATE OFFERING



N E E D H A M , M A



NEWMARK

Executive Summary

Newmark Capital Markets is pleased to serve as the exclusive representative for the sale of 40 Franklin Street in Needham, Massachusetts, formerly home to the renowned You-Do-It Electronics. This prime property offers a 30,000-square-foot building situated on a 0.75-acre lot, presenting a compelling investment or redevelopment opportunity in one of the Greater Boston area's most sought-after suburban markets.

Strategically located in Needham, 40 Franklin Street benefits from excellent visibility, accessibility, and proximity to major transportation corridors, including Route 128/I-95. The property's location within a vibrant commercial hub provides access to a robust labor market, strong demographics, and a growing demand for retail, office, or mixed-use space.

The site's flexible zoning and substantial footprint offer significant potential for redevelopment or repositioning to suit a wide range of uses, including office, retail, medical, or residential. The existing 30,000-square-foot structure provides a solid framework for value-add renovations or adaptive reuse.

This offering represents a rare opportunity to acquire a property with exceptional potential in a high-demand market.

40 Franklin Street is being offered without a formal asking price and free and clear of debt.



Investment Highlights

1 HIGH VISIBILITY AND IMPRESSIONS

With an estimated 181,986 vehicles passing daily, this signage location offers significant advertising impressions, making it an ideal choice for businesses looking to amplify their reach and engagement. The unobstructed view ensures that messaging stands out, even at high speeds.

2 PRIME LOCATION IN NEEDHAM, MA

40 Franklin Street is situated in the heart of Needham, a thriving suburban market within the Greater Boston area. The property benefits from easy access to Route 128/I-95, a major transportation corridor, and proximity to Boston's premier employment, retail, and residential hubs.

3 COST-EFFECTIVE ADVERTISING

Compared to digital and traditional media, highway signage delivers a high return on investment with consistent exposure. Advertisers can capitalize on long-term visibility at a fraction of the cost of other high-reach channels, ensuring budget efficiency.

4 STRONG REGIONAL MARKET DYNAMICS

Needham's strong demographic profile, with high median household incomes and robust demand for mixed-use developments, underscores the property's value as an investment. The area is home to a growing population and a dynamic business community, including the thriving Needham Crossing and the N-Squared Innovation District.

5 RARE ACQUISITION OPPORTUNITY

The former You-Do-It Electronics building is a unique asset in a high-demand market with limited inventory. This is a rare chance for investors to capitalize on a well-positioned asset in a community with long-term growth potential.

6 VALUE-ADD POTENTIAL

With a structurally sound building in place, investors have the opportunity to reposition the property through renovations, modernization, or re-tenanting strategies to maximize returns and meet evolving market demands. 40 Franklin Street offers an exceptional opportunity to acquire a well-located, versatile property with significant potential for future growth and value creation.

Asset Overview

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Property Address	40 Franklin Street Needham, MA
Land Area	0.75 Acres 32,670 SF
Zoning District	MU-128

IMPROVEMENT DETAILS

Building Profile	Class B Office Building
Year Built	1965 (2nd & 3rd Floor added in 1978)
Number of Buildings	1
Number of Floors	Three (3)
Building Rentable Area	30,000 Square Feet (*Per Public Record)
Average Floor Size	10,000 Square Feet

CONSTRUCTION

Foundation	Concrete
Façade	Concrete, Brick Masonry
Roof	Rubber Membrane
Floor Coverings	Carpet
Ceiling Height	Slab to Slab: ~9.5 ft
Parking	~60 Parking Spaces
Loading	(1) One Loading Dock

BUILDING SYSTEMS

Elevators	(1) One
Electric Service	(2) 600 Amps Three Phase 208 Volts
Security	Video Cameras
Life Safety	Alarm Panel
Utilities	Electricity: Eversource Gas: National Grid Water & Sewer: Town of Needham



ZONING: INDUSTRIAL
SUB-TYPE: MU-128

Allowed Uses (As of Right)

- Retail
- Manufacturing
- Craft, consumer or commercial
- Laundry or dry cleaning
- Bank or credit union
- Wholesale distribution facilities
- Medical laboratory or laboratory for scientific research
- Radio or television studio
- Light non-nuisance manufacturing
- Telecommunications
- Multiple buildings
- Other customary uses

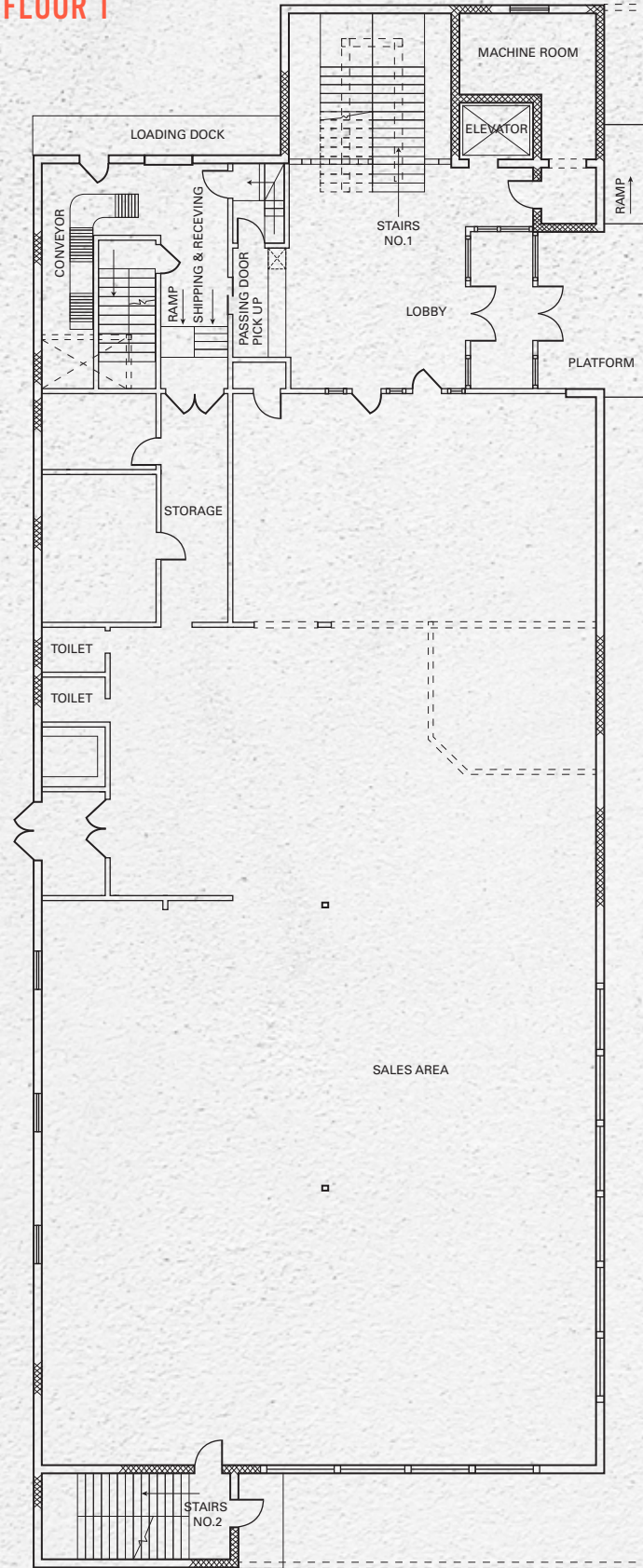
Special Permit

- Adult day care
- Hotel
- Retail (10,000-25,000 SF)
- Indoor athletic club
- Veterinary Office
- Medical dispensary
- Automatic teller machine
- Equipment rental service
- Private school
- Public light rail train station
- Parking garage

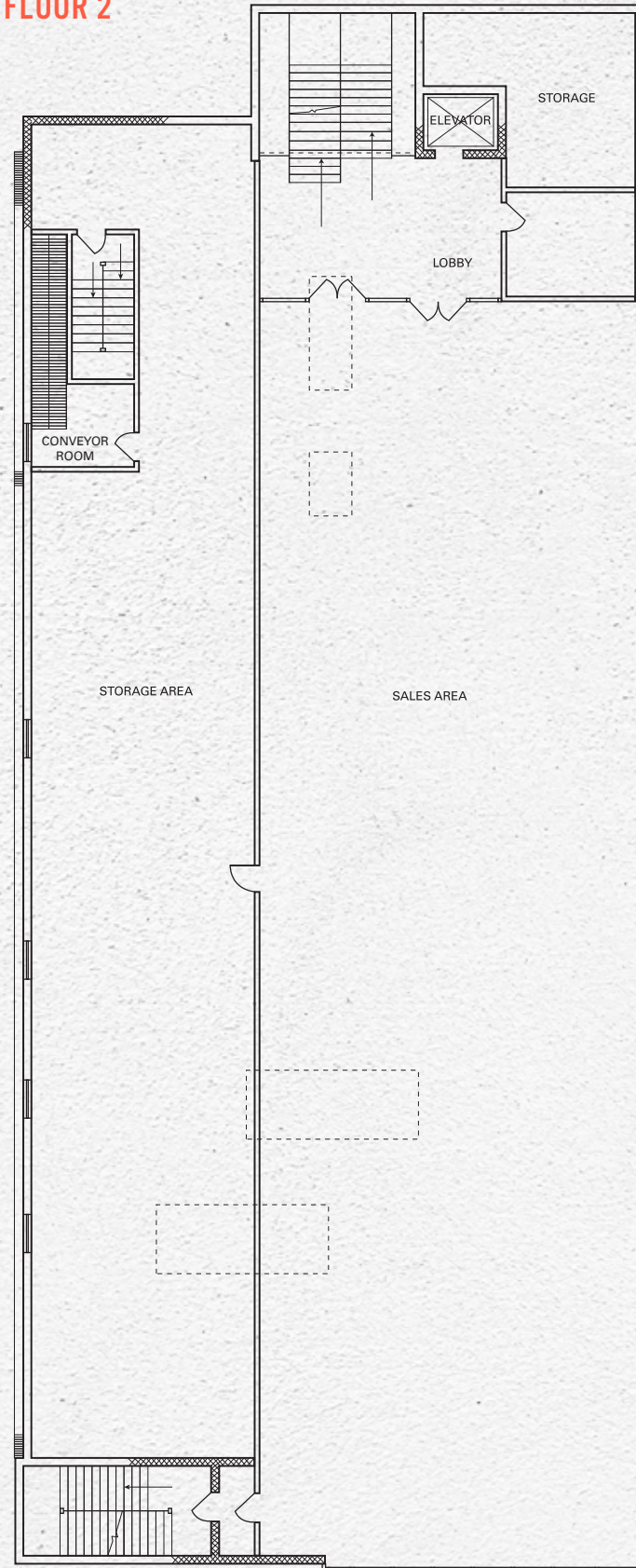


Floor Plans

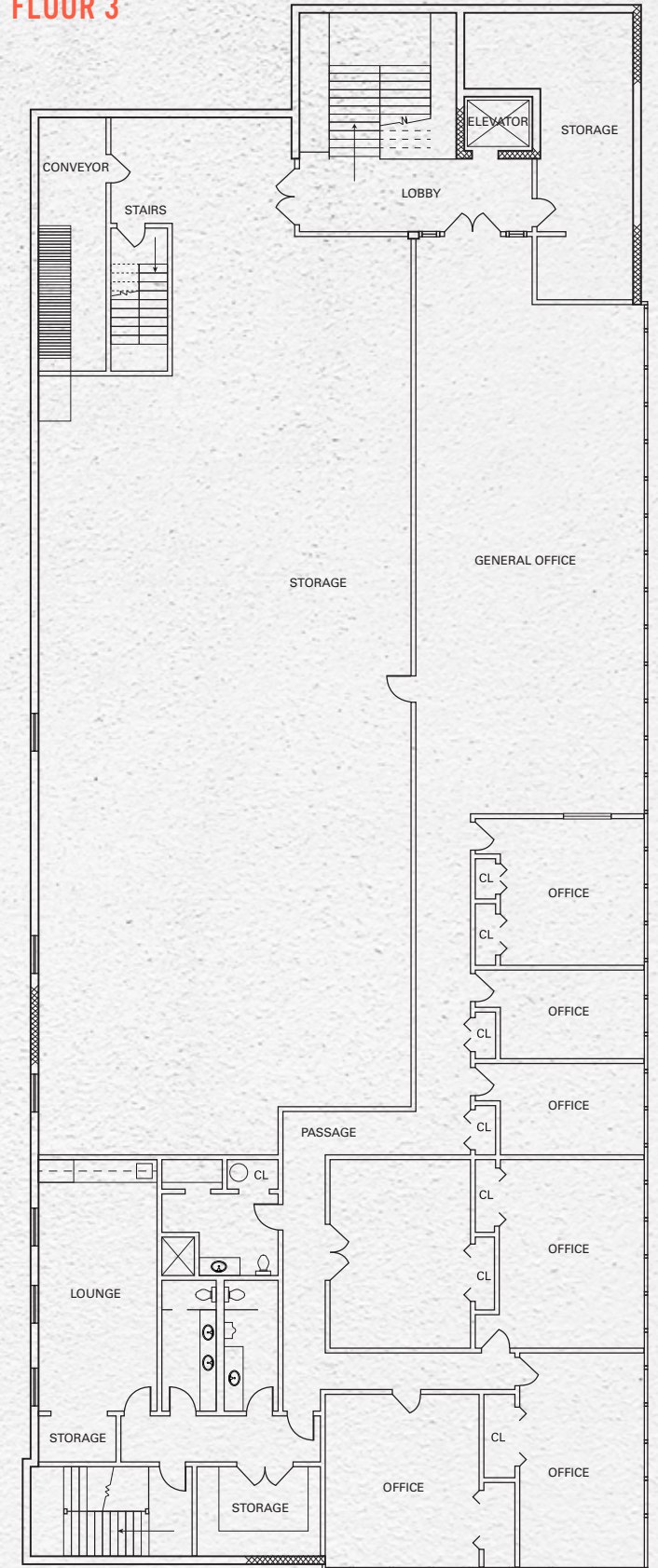
FLOOR 1



FLOOR 2



FLOOR 3



Location Overview

"MAIN & MAIN" SUBURBAN BOSTON DESTINATION

40 Franklin Street boasts exceptional positioning within one of the most highly accessible mixed-use locations across suburban Boston. The asset is situated directly off Interstate 95/Route 128, the region's most desirable highway corridor, and moments from Interstate 90/Massachusetts Turnpike and the MBTA commuter rail's Needham Heights station, both of which facilitate direct access to Downtown Boston. Additionally, 40 Franklin Street is surrounded by a robust mix of corporate flagships and small-block office users, retail amenities and a densely populated, affluent residential community.



BAYSTATE FINANCIAL
BNY MELLON
 Northwestern Mutual

aetna

Atrius Health

Morgan Stanley
Sun Life
 Beth Israel Lahey Health
 Beth Israel Deaconess Needham

EPIC Insurance Brokers & Consultants
INFORM DIAGNOSTICS A FULGENT GENETICS COMPANY
KRISS LAW | **ATLANTIC CLOSING & ESCROW** | **MORRIS MORRIS, P.C.**

WCVB 5
 BOSTON'S NEWS LEADER

NEEDHAM STREET

SKI + TENNIS | CHIPOTLE MEXICAN GRILL | FIVE GUYS BURGERS and FRIES | HomeGoods | Marshalls | Michaels | PETS MART | PRESSED CAFE | SIERRA | T.J. MAXX | Starbucks

CrossFit | **Panera BREAD**
petco | **Staples**

Bigbelly | **Shark** | **NINJA** | **tripadvisor**
NBC BOSTON | **NBCUniversal** | **Verastem**

HOMWOOD SUITES Hilton | **Residence Inn** Marriott | **SHERATON**

WELLINGTON MANAGEMENT
IDG International Data Group
Clarks

UMass Amherst
 MOUNT IDA CAMPUS

CYBERARK
Karyopharm Therapeutics
WILLIAM JAMES COLLEGE

NEEDHAM HEIGHTS

b blue on highland | **Gianni's** | **TRADER JOE'S** | **Starbucks** | **PURPLE CARROT**

DEMOGRAPHICS		
One-Mile Radius	11,900 People	\$243,800 Average Household Income
Three-Mile Radius	91,300 People	\$268,900 Average Household Income
Five-Mile Radius	283,800 People	\$214,100 Average Household Income



NEWMARK

Location Overview

NEEDHAM-NEWTON-WELLESLEY CLUSTER

Needham and two of its bordering communities—Newton and Wellesley—combine to host one of suburban Boston’s most premier residential and business clusters. Local residents are particularly affluent and well educated, reporting average household incomes of \$250,000+ with at least 80% holding a bachelor’s degree or higher (for those aged 25+ years). This combines with the area’s seamless accessibility, abundant amenities and prestigious institutes of higher education, which provide a strong talent generation pipeline, to attract a diverse corporate base ranging from publicly traded blue-chip companies to fast-growing start-ups.

NEEDHAM: UPCOMING RESIDENTIAL GROWTH

In October 2024, Needham officials presented a rezoning proposal that would allow for the development of 3,300 new residential units in town. This would significantly exceed the 1,800-unit requirement set forth for Needham by the MBTA Communities Act, which was signed into law in 2021 to increase multi-family zoning across 130 transit-oriented communities in Massachusetts. The primary focus areas for Needham’s proposed 3,300 units are just one to two miles from 40 Franklin Street, near the MBTA commuter rail’s Needham Heights and Needham Center stations.



Newton

87,900 People	81% Bachelor's Degree or Higher
\$246,100 Average Household Income	\$1.3M Average Home Value

Mass General Brigham Newton-Wellesley Hospital	TOP 10 Best Hospitals in MA USNews
273 Licensed Beds	

TOP 1% Best Places to Live in America	TOP 1% Places with the Best Public Schools in America
---	---

NICHE

BOSTON COLLEGE	#37 National Universities USNews
15,000+ Students	

Major Employers

spindrift **CU COACHUP** **Corindus** **CYBERARK**
Karyopharm **MATERION** **TechTarget**

Wellesley

30,000 People	87% Bachelor's Degree or Higher
\$300,700 Average Household Income	\$1.5M Average Home Value

TOP 3% Best Places to Live in America	TOP 1% Places with the Best Public Schools in America
---	---

NICHE

BABSON	#2 Best Colleges in the United States THE WALL STREET JOURNAL
4,000+ Students	

WELLESLEY	#7 National Liberal Arts Colleges USNews
2,000+ Students	

Major Employers

aetna **Atrius Health** **Gulf**
GW&WADE **Harvard Pilgrim Health Care** **Morgan Stanley** **Sun Life**

Needham

31,500 People	82% Bachelor's Degree or Higher
\$269,800 Average Household Income	\$1.3M Average Home Value

TOP 10% Best Places to Live in America	TOP 2% Places with the Best Public Schools in America
--	---

NICHE

Major Employers

Bigbelly **IDG** **NBCUniversal** **sik**
Shark **NINJA** **tripadvisor** **Verastem**



N E E D H A M , M A

Exclusively Offered By:

NEWMARK

Leasing/Sales Expertise:

TARYN WILSON

Senior Managing Director
617-347-4150
taryn.wilson@nrmk.com

Private Capital Group:

JOSEPH ALVARADO

Associate Director
617-863-8147
joseph.alvarado@nrmk.com

CASEY VALENTE

Associate Director
617-863-8603
casey.valente@nrmk.com

Debt Expertise:

DAVID M. DOUVADJIAN, SR.

Vice Chairman
617-863-8388
david.douvadjiansr@nrmk.com

TIMOTHY O'DONNELL

Executive Managing Director
617-863-8394
timothy.odonnell@nrmk.com

DAVID M. DOUVADJIAN, JR.

Senior Managing Director
617-863-8420
david.douvadjianjr@nrmk.com

CONOR REENSTIERNA

Associate Director
617-863-8637
conor.reenstierna@nrmk.com

HARRISON ZUCCO

Senior Financial Analyst
617-863-8619
harrison.zucco@nrmk.com

BOBBY ALVARADO

Senior Financial Analyst
617-863-8421
bobby.alvarado@nrmk.com