

21
SUMMER STREET

NATICK, MA



FOR LEASE | UP TO 4,800± SF OF STREET LEVEL SPACE | OPEN AIR CONCEPT POTENTIAL & MORE —

Parsons Commercial Group Boston

GARRETT QUINN
Asst. Managing Director
(508) 271.9229
gquinn@ParsonsCRE.com

MARILYN SANTIAGO
Director - Brokerage
(508) 271.9230
msantiago@ParsonsCRE.com

MATT CUNEO
Senior Advisor
(508) 271.9212
mcuneo@ParsonsCRE.com

DEVELOPED & OWNED BY:

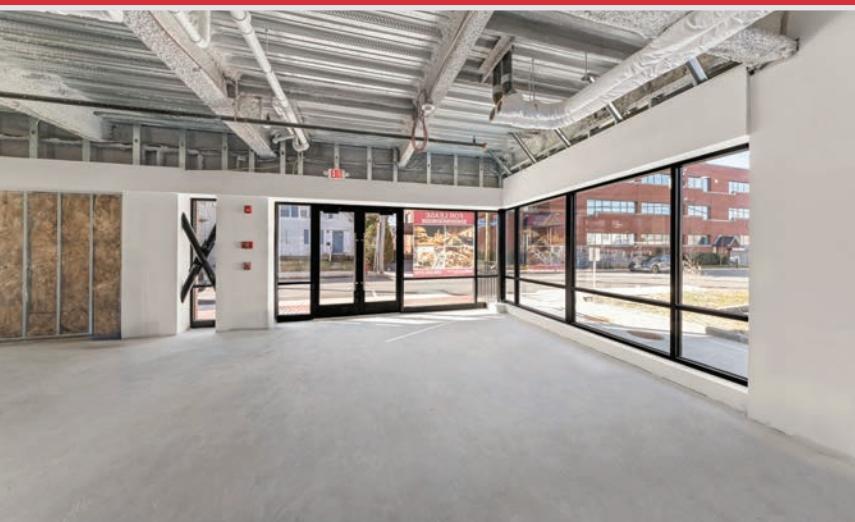
Stonegate
Real value in real estate

PROPERTY OVERVIEW

NAI Parsons Commercial Group - Boston is pleased to announce the opportunity to lease up to 4,800 square feet of street level retail space in Downtown Natick, MA.

21 Summer Street is a newly developed mixed-use building featuring 13 residential units and the ground level commercial space.

The retail space is well suited for a restaurant, courtesy of the ventilation shaft and a partial open-air concept dining room. It's also ideal for other commercial uses that can benefit from its location across from The Center for Arts in Natick (TCAN), MetroWest's premier entertainment venue, which attracts nearly 30,000 patrons annually and hosts approximately 300 events each year.

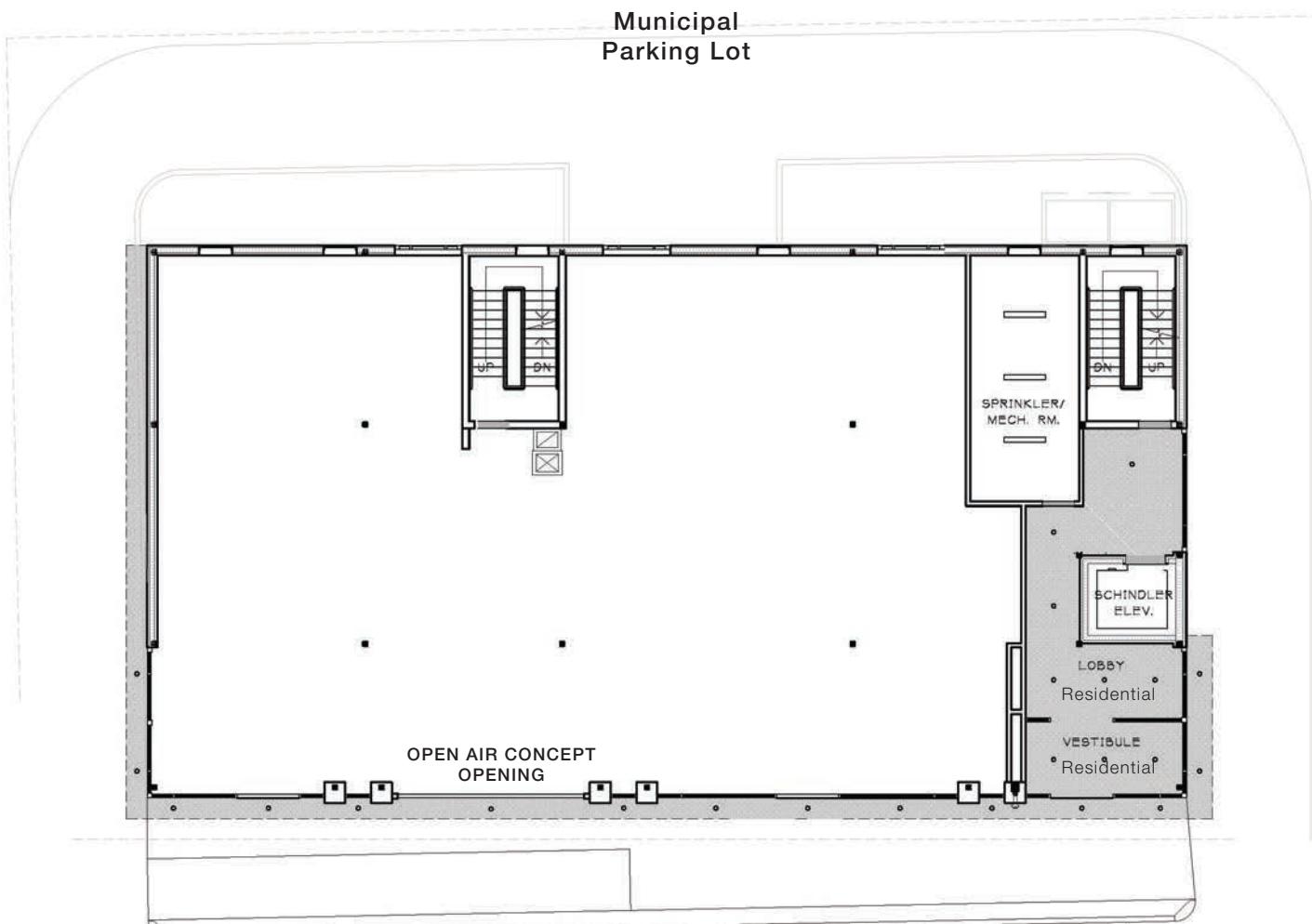


PROPERTY HIGHLIGHTS

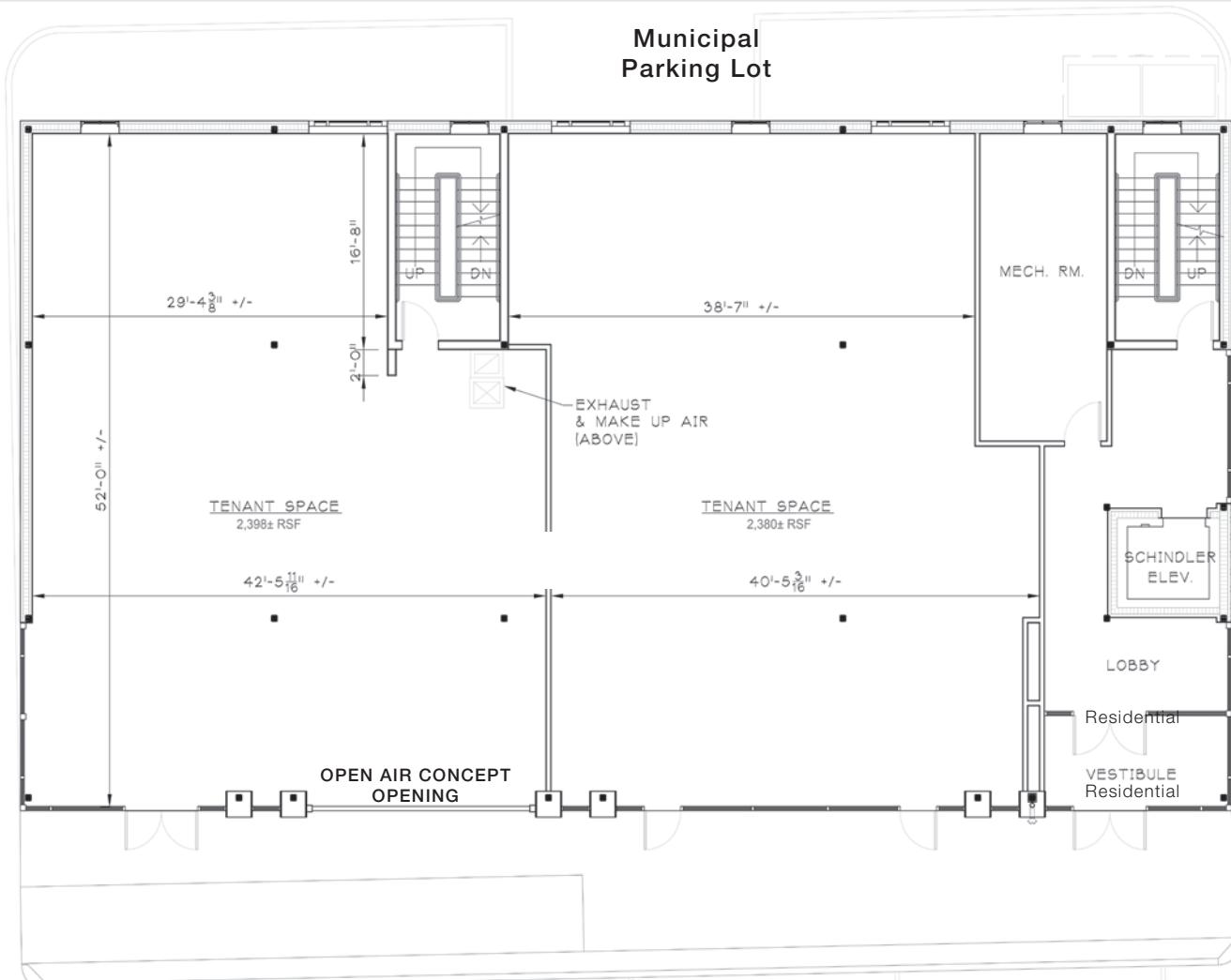
- Available Space:** Units from 2,300± SF to 4,800± SF
- Uses:** Restaurant, Retail, Office, Medical, Education, Showroom and more.
- Open Air Concept:** Opportunity for open-air dining or shopping.
- Utilities & Infrastructure Pre-Installed:** Electric: 400 AMPS, 3 Phase
Gas: 1550 CFH Gas
Water: 1" Water Line
HVAC: 20 Ton VFR Heat Pump
Ventilation Shaft for 16' Hood
- Ceiling Height:** 11'
- Parking:** 133± municipal parking lot behind the building, as well as, street metered parking.
- Location Highlights:** Adjacent to the Natick Center MBTA Station and to The Center For Arts in Natick (TCAN).

FLOOR PLAN

UP TO 4,800± SF OF STREET LEVEL SPACE

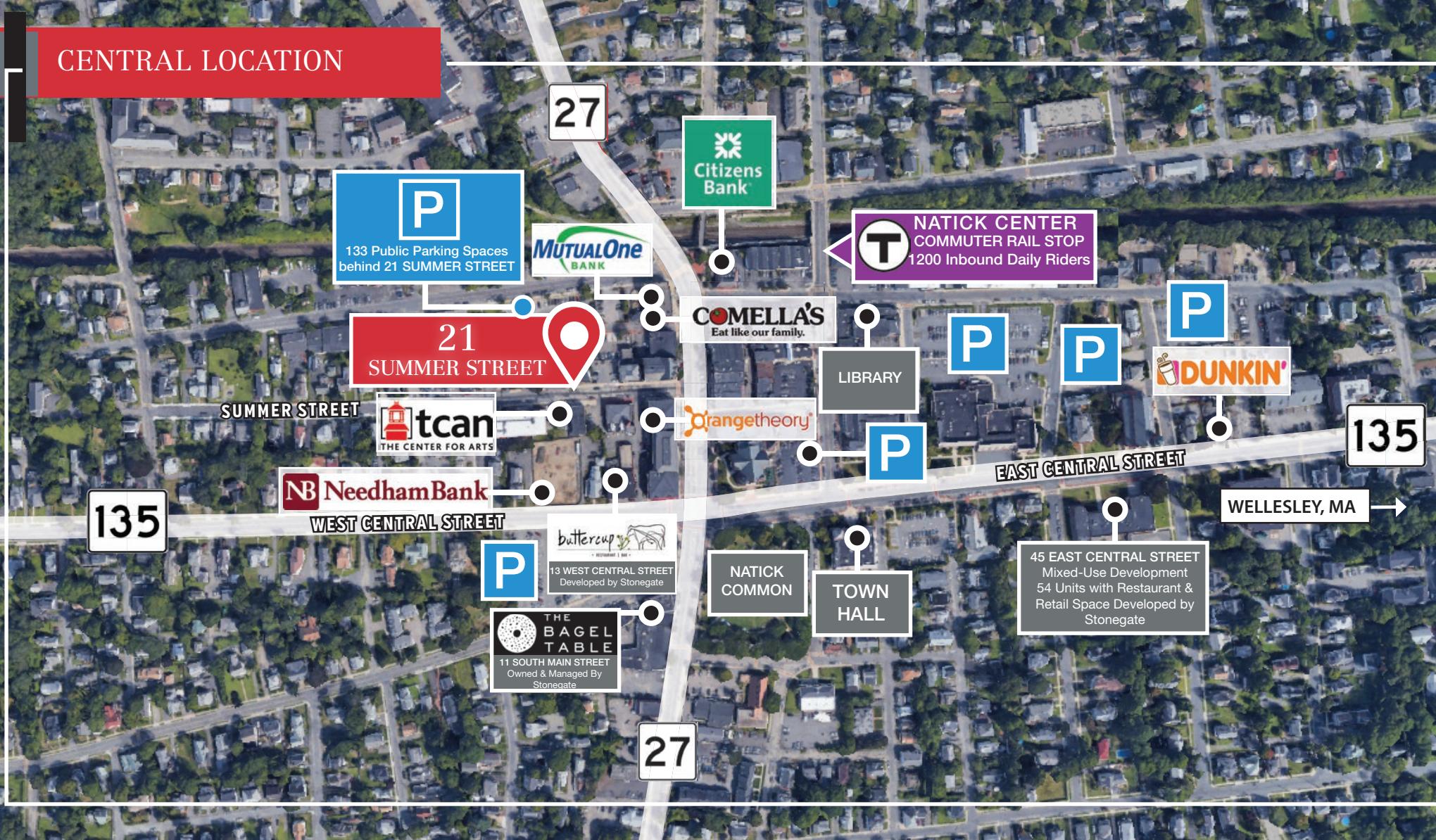


Plans and renderings for illustration purposes and subject to change prior to build. Dimensions and/or measurements are also subject to be modified slightly prior to build.



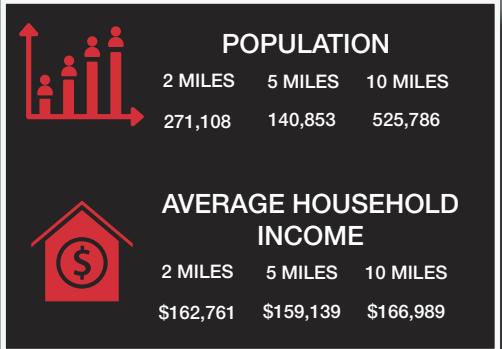
Summer Street

CENTRAL LOCATION



21 SUMMER STREET is located in the heart of downtown Natick, directly across from The Center for Arts in Natick (TCAN), a MetroWest cultural hub that attracts nearly 30,000 visitors annually and hosts approximately 300 events each year. The surrounding area also offers a vibrant mix of retailers, restaurants and town services, including the Natick Town Hall and The Morse Institute Library.

Additionally, the MBTA Natick Center Commuter Rail stop is located behind the property which provides convenient access to Boston in just 35 minutes, as well as to surrounding communities, making it an attractive location for businesses and visitors alike.





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mcuneo@ParsonsCRE.com

NAI Parsons Commercial Group - Boston
5 Commonwealth Road
Natick, MA 01760
(508) 820.2700 | www.ParsonsCRE.com

FOR LEASING INQUIRIES PLEASE CONTACT:

DEVELOPED & OWNED BY:



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