

FOR LEASE

OFFICE BUILDING



ROUTE 1 OFFICE BUILDING

18 WASHINGTON STREET, FOXBORO, MA 02035

For More Information

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PROPERTY DESCRIPTION

2,500 - 10,000 Square Feet in newly renovated office building. Owner is Massachusetts Association of Realtors, who occupies first floor. All new common areas and open floor plan on the 2nd floor with several handicap accessible bathrooms. The building includes ample parking suitable for office or medical tenants, central Atrium stairway, 3-stop elevator with additional basement storage available.

PROPERTY HIGHLIGHTS

- Great Visibility on Route 1
- Close Proximity to Patriot Place
- Recent Common Area Upgrades
- Open Floor Plan, Divisible to 2,500 SF

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$20.00 SF/yr (MG) |
| Number of Units: | 2 |
| Available SF: | 2,500 - 10,000 SF |
| Building Size: | 20,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,535 | 10,006 | 23,596 |
| Total Population | 4,033 | 27,349 | 67,029 |
| Average HH Income | \$101,718 | \$107,273 | \$115,148 |

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LOCATION INFORMATION

| | |
|------------------|-------------------------|
| Building Name | Route 1 Office Building |
| Street Address | 18 Washington Street |
| City, State, Zip | Foxboro, MA 02035 |
| County | Norfolk |

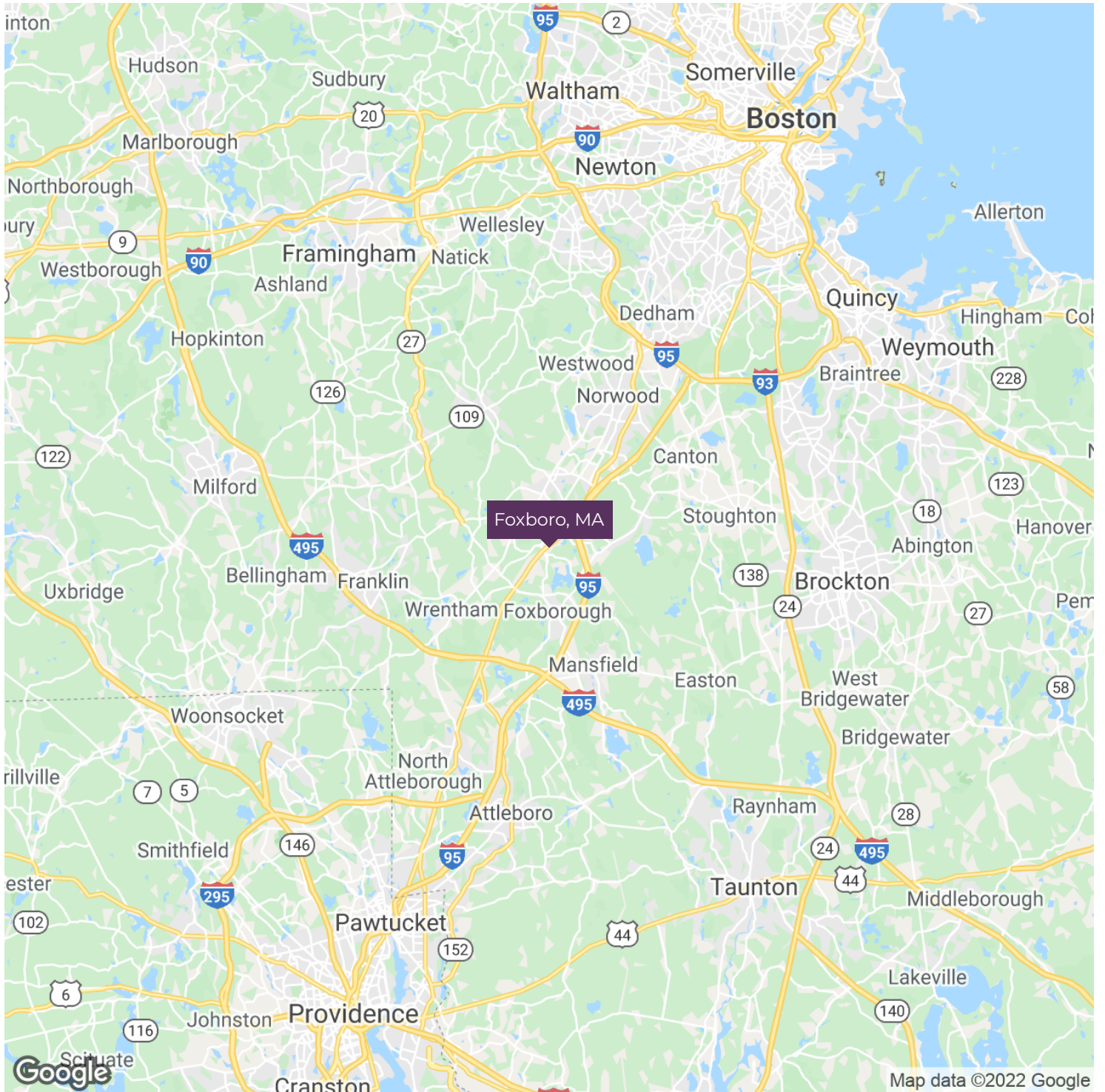
BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Class | B |
| Occupancy % | 50.0% |
| Tenancy | Multiple |
| Number of Floors | 2 |
| Average Floor Size | 10,000 SF |
| Year Built | 1999 |
| Year Last Renovated | 2021 |

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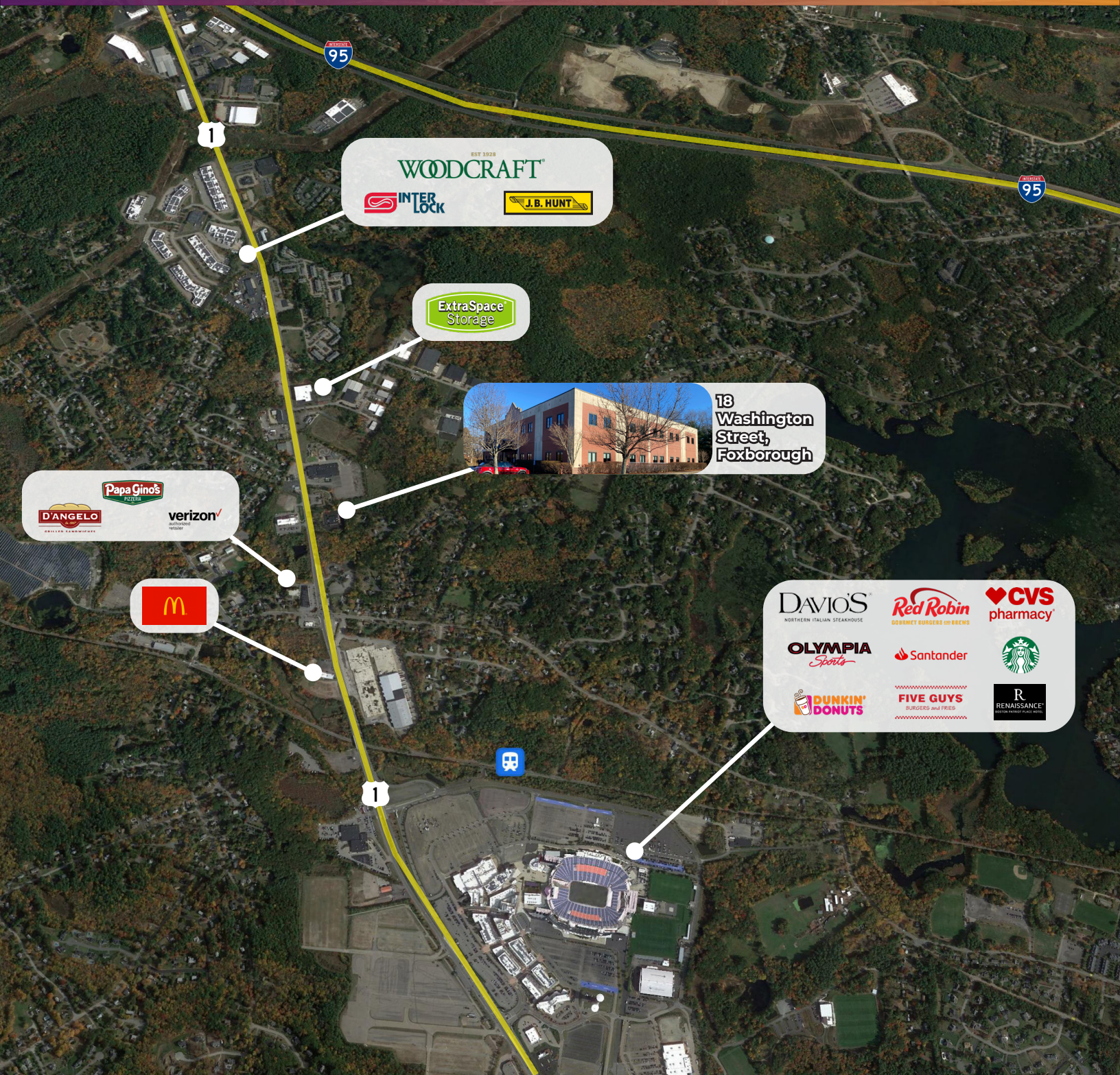
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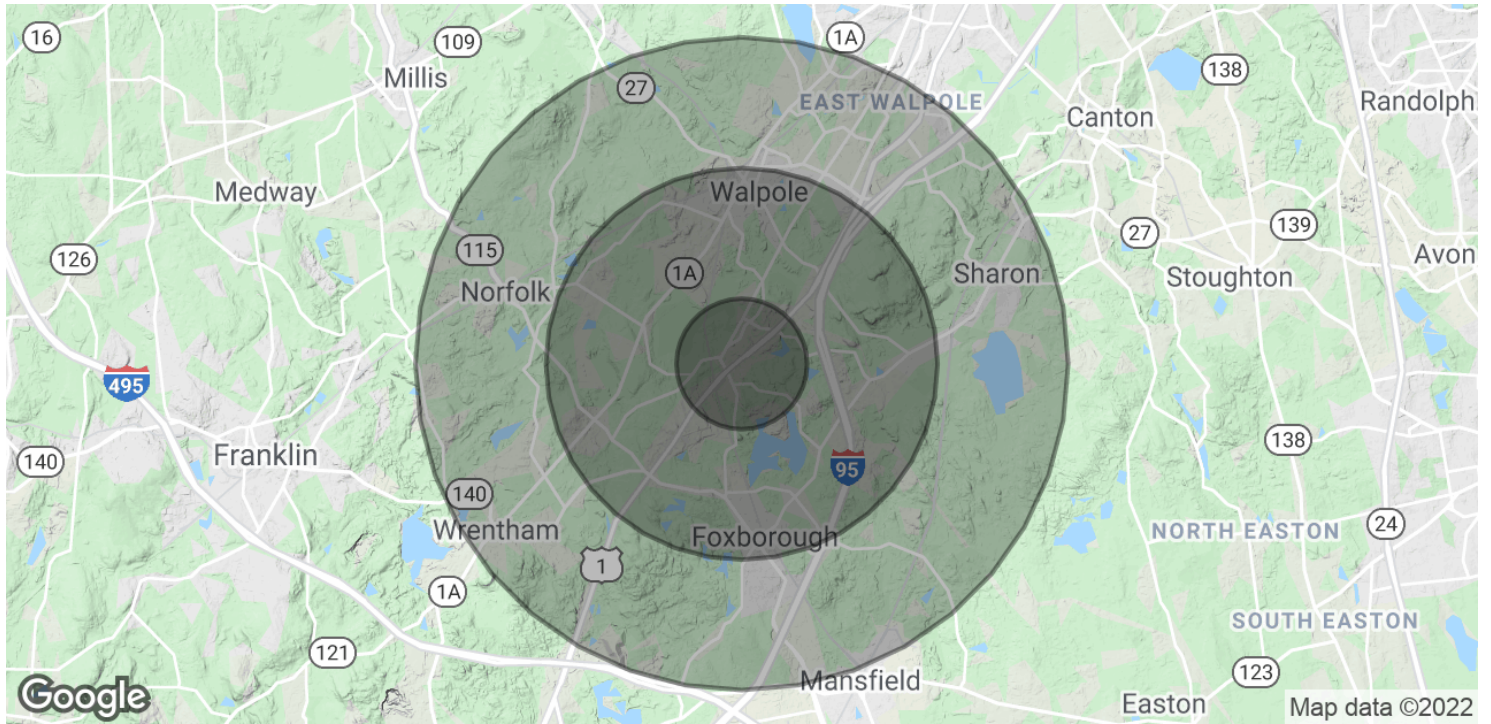
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,033 | 27,349 | 67,029 |
| Average Age | 39.7 | 40.5 | 41.4 |
| Average Age (Male) | 38.4 | 39.5 | 40.2 |
| Average Age (Female) | 41.0 | 41.5 | 42.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,535 | 10,006 | 23,596 |
| # of Persons per HH | 2.6 | 2.7 | 2.8 |
| Average HH Income | \$101,718 | \$107,273 | \$115,148 |
| Average House Value | \$436,050 | \$451,343 | \$484,379 |

* Demographic data derived from 2010 US Census