

FOR LEASE | FULLY BUILT OUT MEDICAL OFFICE/RETAIL SPACE 85 WORCESTER ROAD, FRAMINGHAM, MA



PROPERTY DESCRIPTION

Commercial Property Advisors is pleased to present up to 8,200 RSF +/- for lease on the 2nd floor of the building. There is approximately 5,700 RSF +/- of fully built-out medical office space that is immediately available and an additional 2,500 RSF +/- of shell space. The Property is strategically located on Route 9 at a full turn signaled intersection for easy access in either direction. The property offers superior visibility and a prime signage opportunity. There is an elevator directly at the main entrance and ample parking on-site and easy access to the Mass Turnpike, Route 30, Route 135 & Route 126. Commuting to nearby cities such as Boston and Worcester is very convenient. 85 Worcester Road is close to an extensive network of healthcare facilities and amenities including The Natick Mall and Shopper's World.

PROPERTY HIGHLIGHTS

- Fully Built Out Medical Office Space
- Prime Signage Opportunity and On-Site Parking
- Professionally Managed by Eastport Real Estate Services
- Superior Location on "The Golden Mile"
- Dedicated Oversized Elevator

MARCI ALVARADO

Principal

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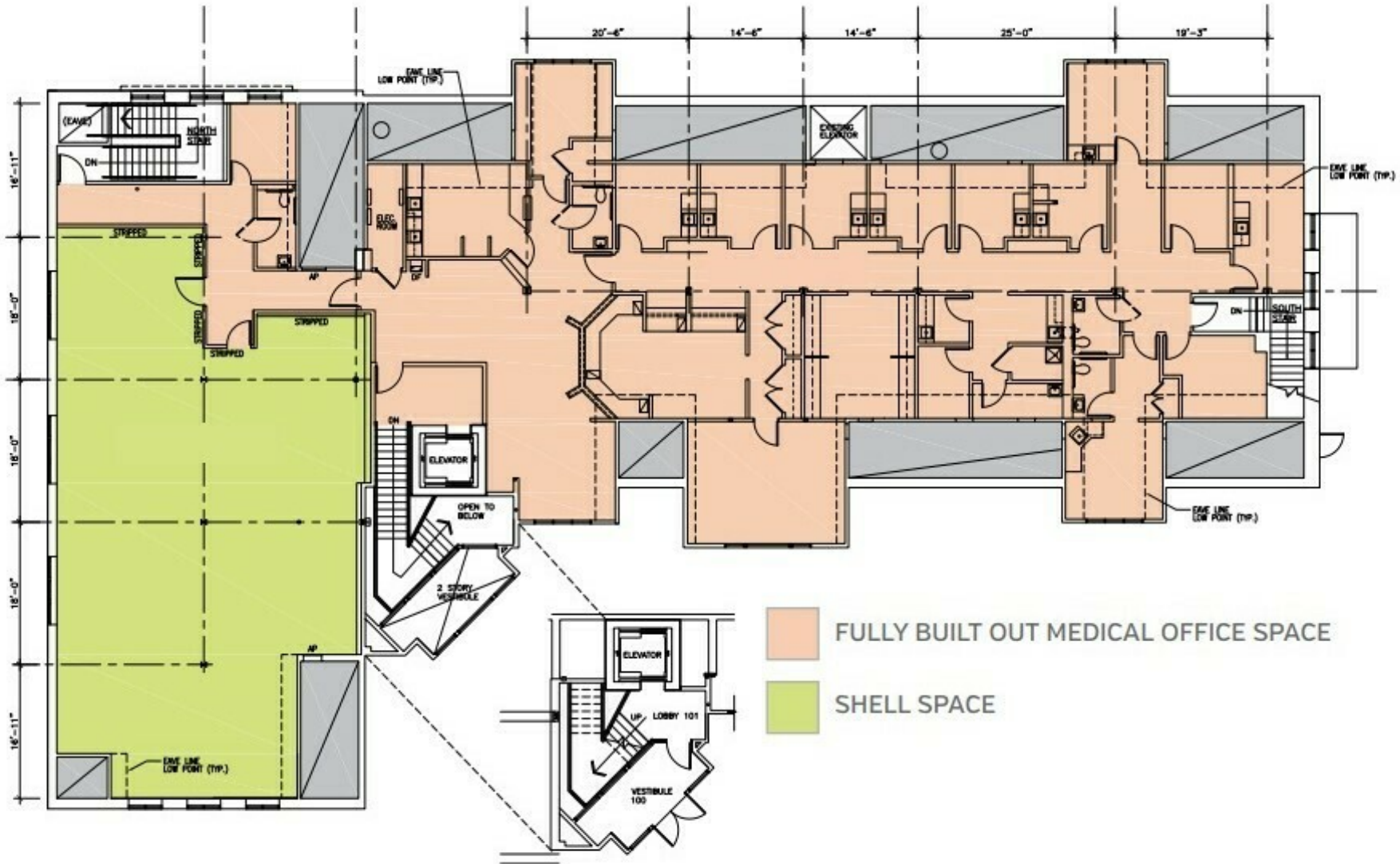
OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,500 - 8,200 SF
Building Size:	17,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,779	35,571	58,896
Total Population	11,112	86,823	147,801
Average HH Income	\$111,721	\$119,067	\$141,540



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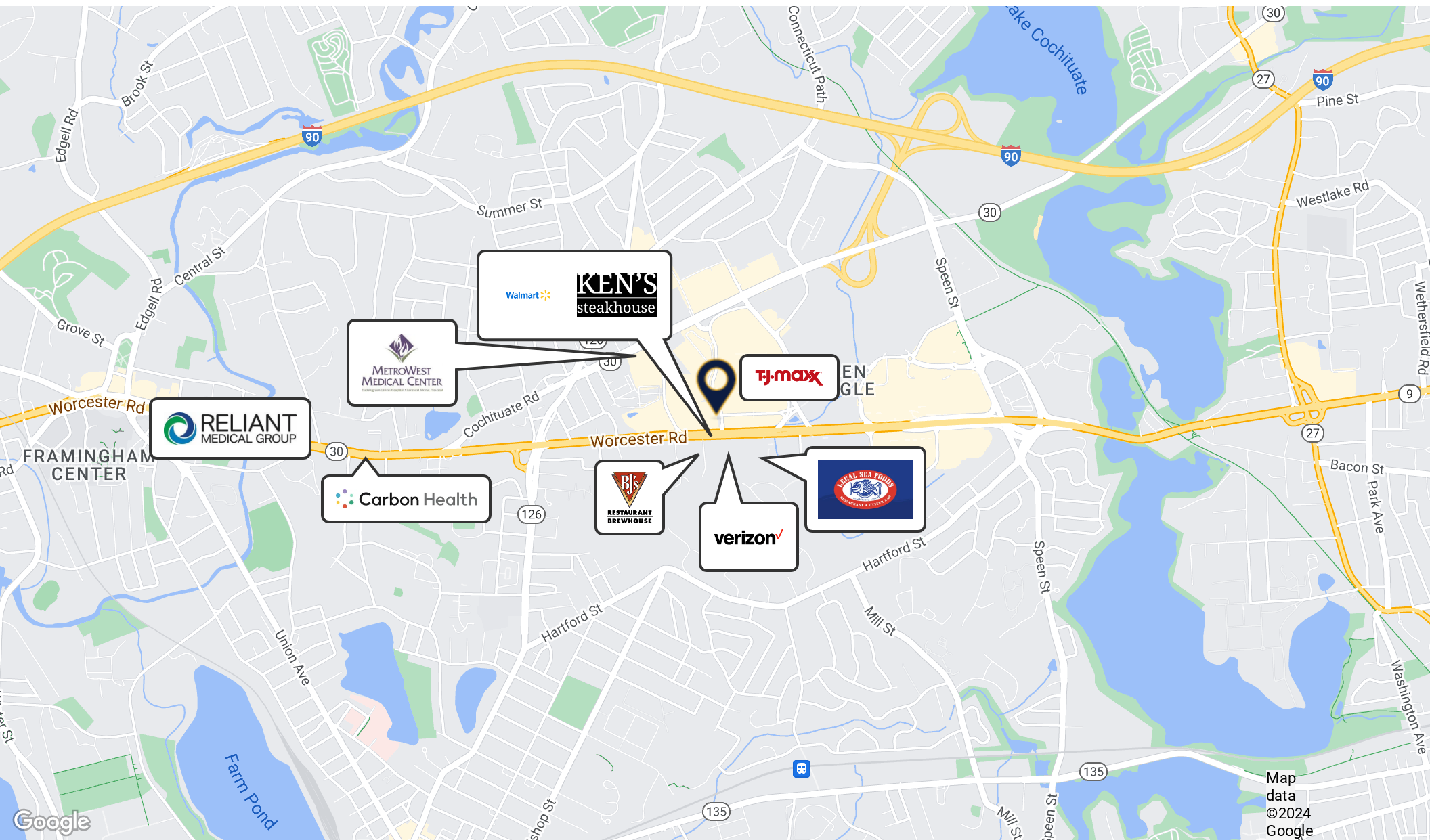
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Map
data
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Google



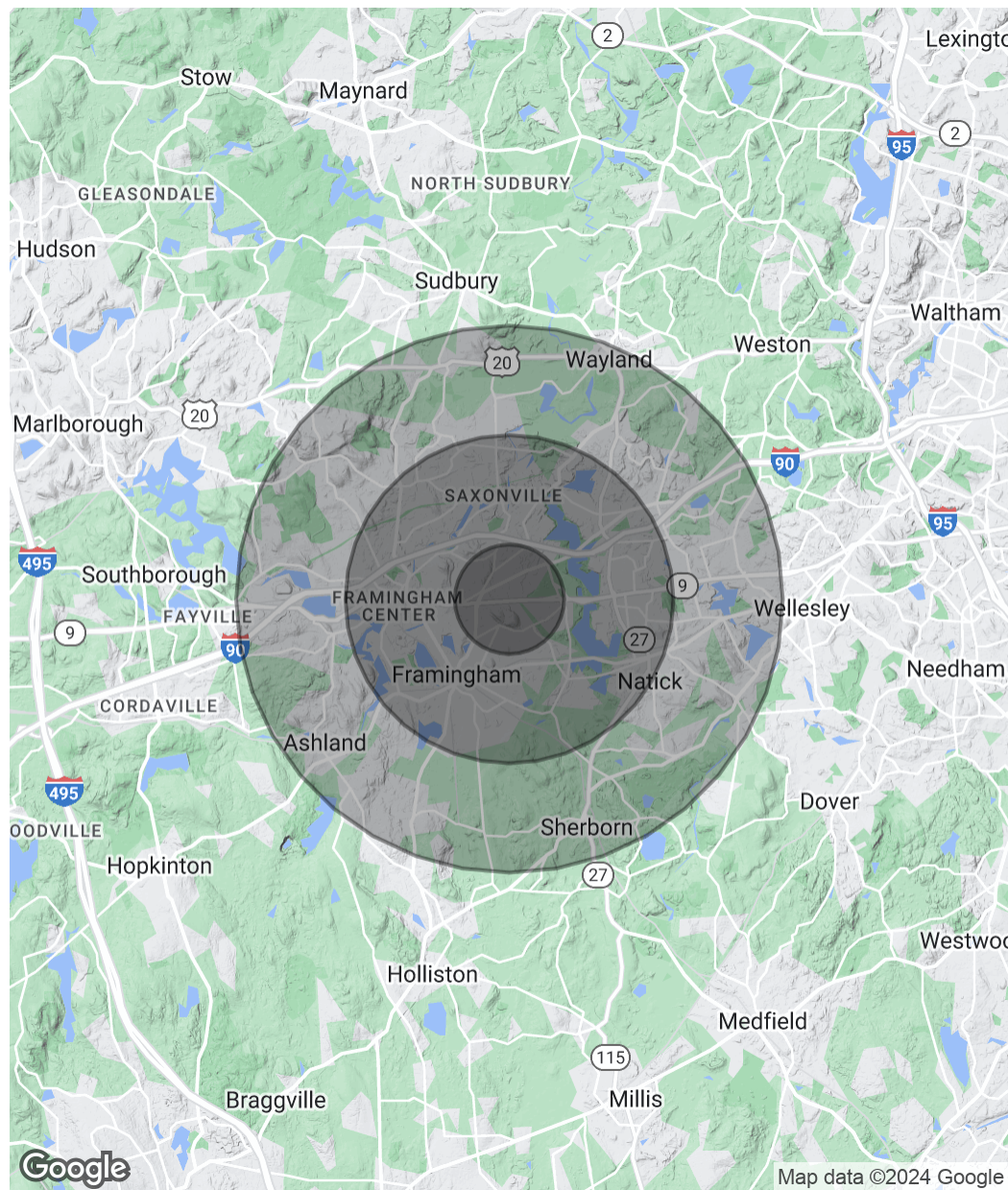
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,112	86,823	147,801
Average Age	43.1	40.6	41.4
Average Age (Male)	40.7	38.3	39.4
Average Age (Female)	45.2	42.3	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,779	35,571	58,896
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$111,721	\$119,067	\$141,540
Average House Value	\$420,136	\$440,924	\$525,386

TRAFFIC COUNTS
/day

2020 American Community Survey (ACS)



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COMMERCIAL PROPERTY ADVISORS

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