



861 Edgell Rd

861 Edgell Rd, Framingham, MA 01701



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861 Edgell Rd

\$18.45 - \$20.00 /SF/YR

- Highly visible Framingham property offers a flexible open layout, ample parking, and access to major highways—perfect for a wide range of business use



Rental Rate:	\$18.45 - \$20.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	17,081 SF
Year Built:	1974
Walk Score ®:	44 (Car-Dependent)
Transit Score ®:	22 (Minimal Transit)
Rental Rate Mo:	\$1.54 /SF/MO

2nd Floor Ste 200A

1

Space Available	800 SF
Rental Rate	\$18.45 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 202

2

Space Available	527 SF
Rental Rate	\$18.45 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 204

3

Space Available	776 SF
Rental Rate	\$18.45 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 206

4

Space Available	529 SF
Rental Rate	\$18.45 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

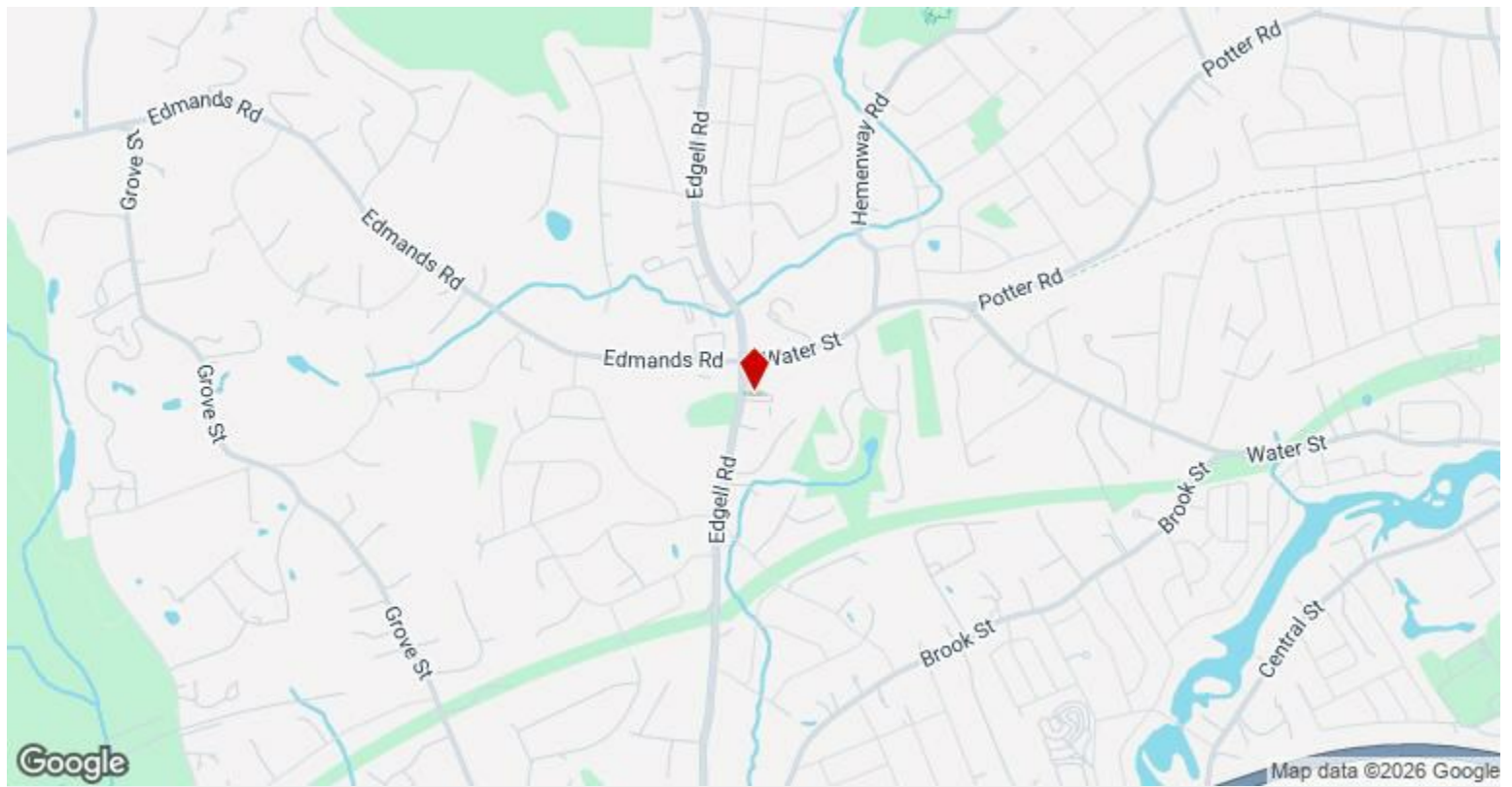
2nd Floor Ste 4

Space Available	1,000 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Highly visible, remodeled market and deli space available for lease in a high-traffic location with excellent exposure. The space is fully built out and currently configured as a deli/store, offering a turnkey opportunity for food service, specialty market, café, or grab-and-go concepts. The interior features an efficient layout designed for retail and food operations, with updated finishes throughout. Ample on-site parking provides convenience for both customers and staff, supporting strong daily traffic and repeat business. Ideally positioned near surrounding businesses, residential neighborhoods, and major roadways, this location offers outstanding accessibility and visibility for an owner-operator or established brand looking to expand.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Baystate Sports Cards & Memorabilia	-	
Bertelli, Christiane	-	
Gianni's Pizza & Sub's Inc	-	
Gjanci Food Corp	-	
Honey Dew Donuts	-	
Village Realtt	-	



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Property Photos



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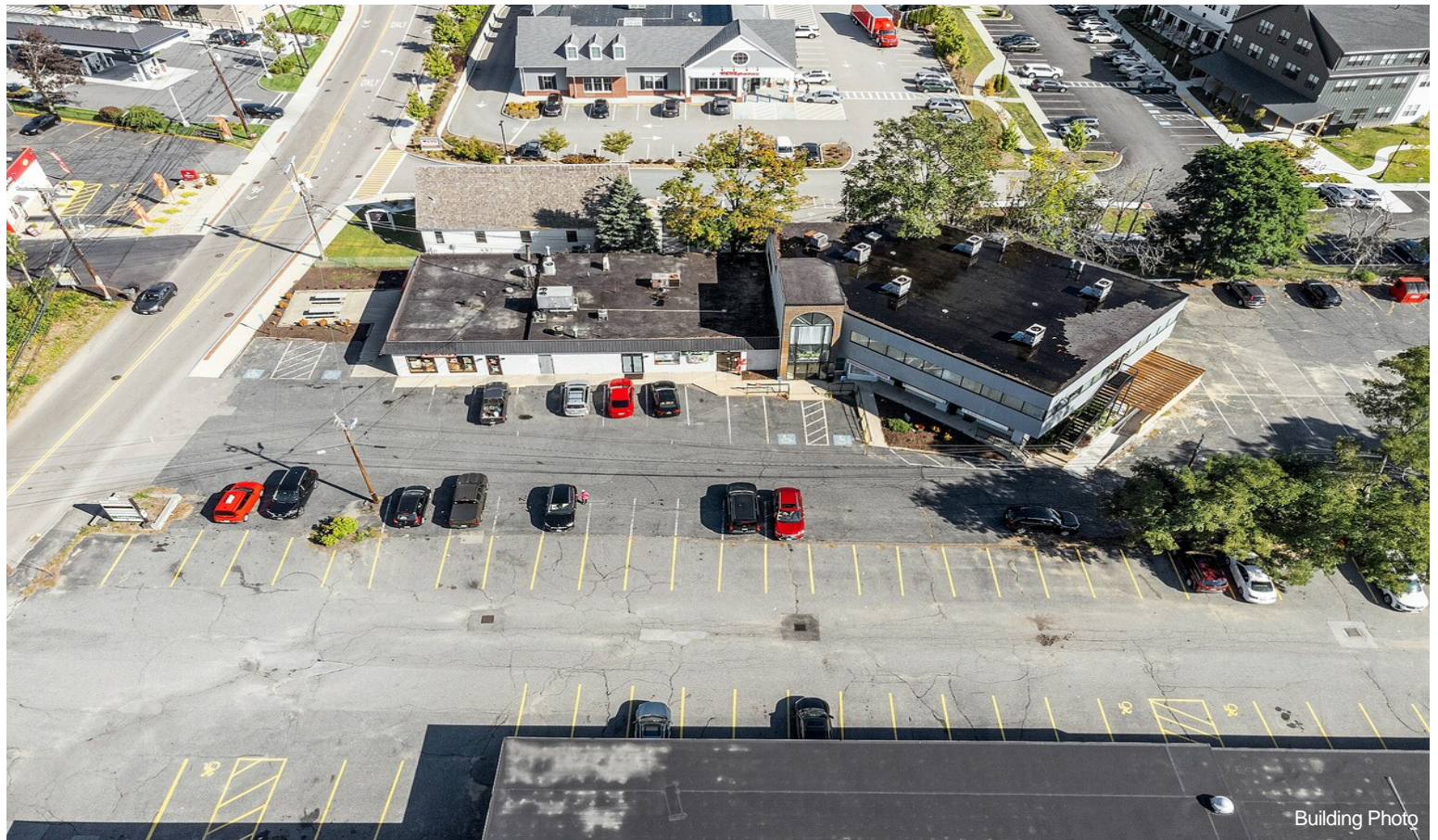
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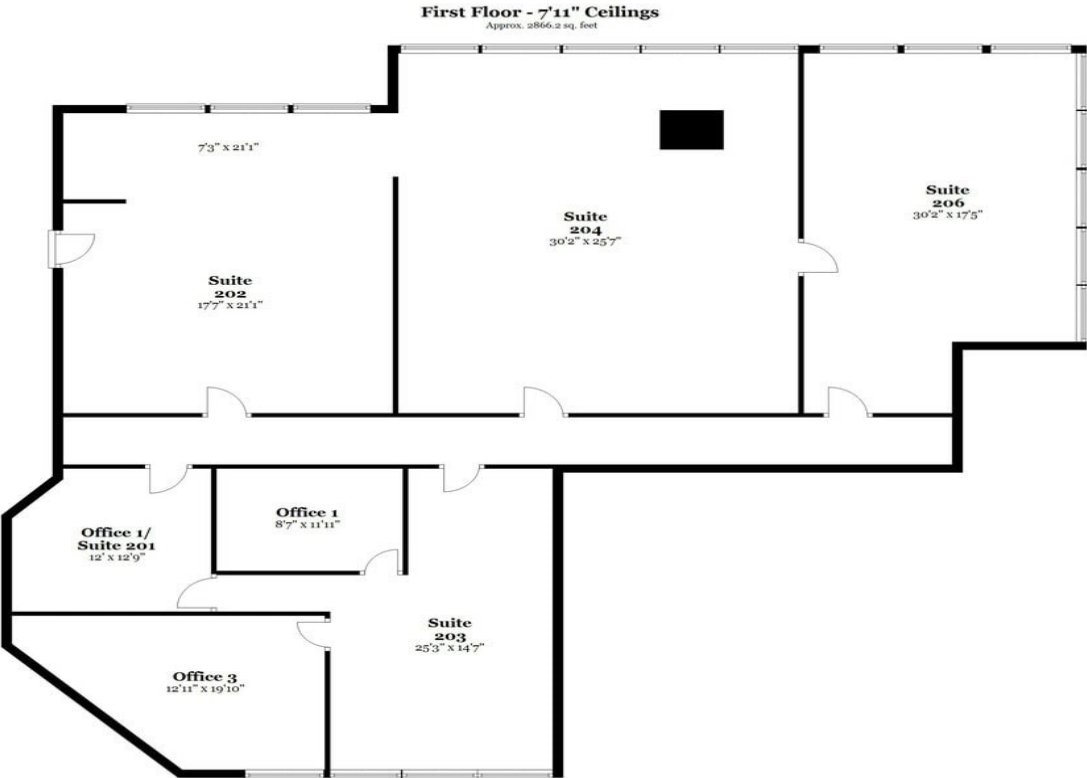
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Plans are illustrative only. Dimensions, square footages, elevations and details may vary from the floor plans provided