

FOR SALE

Premier Medical Office Building

333 Southwest Cutoff
Northborough, Massachusetts



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PROPERTY OVERVIEW

333 SW Cutoff is a 100% occupied medical and retail investment property located at the signalized intersection of Route 20 and Route 9 in Northborough, MA. The building was constructed in 2015 and is in excellent condition.

The property is anchored by UMass Memorial Health, an investment-grade tenant occupying approximately 74% of the building, offering urgent care, primary care, and ophthalmology services. Additional tenants include New England Baseball and Perfect Game, providing a diversified tenant mix.



The site benefits from high traffic counts, strong demographics, and excellent visibility, and is located directly across from a major retail hub anchored by Wegmans, BJ's Wholesale Club, Dick's Sporting Goods, Starbucks, Marshalls, TJ Maxx, HomeSense, Michaels, and other national retailers.

This offering provides investors with stable cash flow, strong healthcare tenancy, and long-term value in one of Central Massachusetts' most established commercial corridors.

PROPERTY OVERVIEW



\$11,800,000

LIST PRICE



7.8%

CAP RATE



\$915,600

NET OPERATING INCOME

333 SOUTHWEST CUTOFF

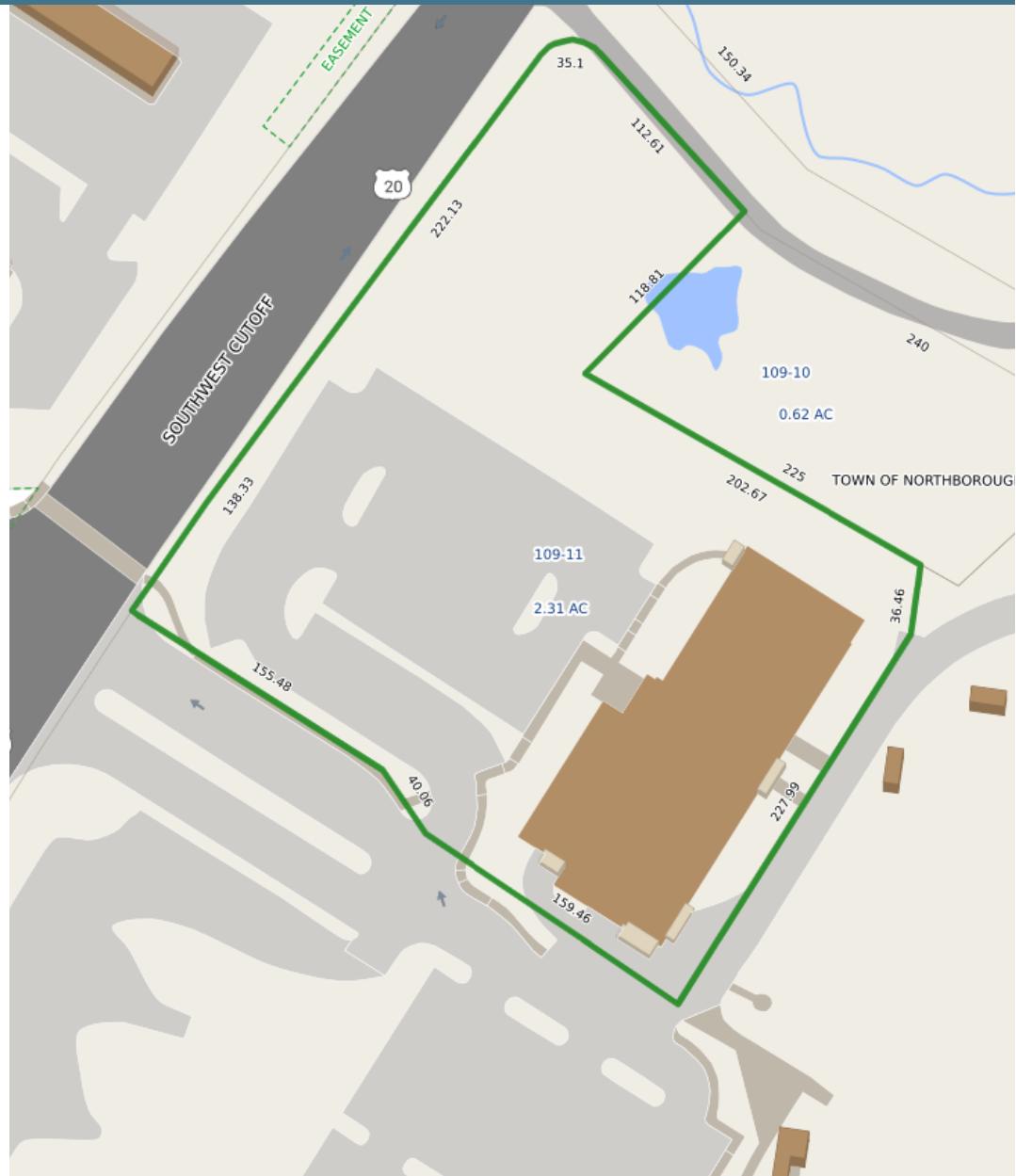
Total Base Rent	\$1,062,800
Total Admin Expenses NON/REC	\$180,790
Gross Income	\$1,416,800
Expenses	\$501,199
CAM	\$7.89 per SF
Tax	\$2.79 per SF

LAND LEASE

Rent	\$173,250
Lease Start Date	3/31/2017
Initial Term End Date	1/31/2054
Increases	5% every 5 years
Extensions	Four, 10-Year Options
Extension End Date	1/31/2094

PROPERTY SPECIFICATIONS

True Owner	Northborough Group Management Co., LLC
Parcel ID	109.0-0011-0000
Building Area	± 28,086 Square Feet
Land Area	± 2.31 Acres
Year Built	2015
Topography	Flat
Space Type	Medical Office/Office
Utilities	Town Water & Sewer
Heat Type	Natural Gas
Zoning	Industrial
Occupancy	100%
Parking	± 90 spaces



INVESTMENT HIGHLIGHTS



100% Occupancy, Multi-Tenant Investment



Investment-Grade Anchor Tenant (74% of NRA)



Built 2015 | Immaculate Condition



Signalized Intersection at Rt. 20 & Rt. 9



High Traffic Counts & Exceptional Visibility



Surrounded by Top-Tier National Retailers

AREA AMENITIES



TENANT OVERVIEW & LEASE SUMMARY

UMASS MEMORIAL MEDICAL GROUP

UMass Memorial Medical Group, an investment grade tenant, is a dedicated, multi-specialty network of more than 1,100 doctors who serve Central Massachusetts. One of the largest group medical practices on the East Coast, they also are the clinical partner of the University of Massachusetts Medical School. Their academic connections allow them to constantly provide leading-edge care to their patients. As members of the UMass Memorial Health system, their doctors offer day-to-day health care to patients. They also offer specialty care in areas such as cardiology, orthopedics, cancer, surgery, women's health and children's medical services.

The building was developed for UMass Medical Group in 2015 at which time they occupied \pm 14,000 SF. Originally, the space was occupied by their Family Medical Practice as well as Carewell Urgent Care.

In December 2021, UMass expanded their footprint by $+$ /-6,000 SF for their ophthalmology practice and extended their lease through 2031.



UMassMemorial

UMass Memorial Medical Group	
Annual Rent	\$867,103.2
Lease Rate	\$42.36/SF
Start Date	9/12/2014
End Date	3/31/2031
Term (first floor)	10 years, 1 month
Term (second floor)	15 years, 8 months, 10 days
Options	Two, five-year
Use	Primary care services, radiology, urgent care, ophthalmology, and sports medicine
Lease Type	NNN

TENANT OVERVIEW & LEASE SUMMARY

PERFECT GAME

Perfect Game is a leading youth baseball and softball organization that specializes in player development, scouting, and competitive events. Based at 333 SW Cutoff, Perfect Game hosts tournaments and showcases that bring together top amateur athletes, college recruiters, and professional scouts from across the country. Through its events, rankings, and extensive player database, the company provides young athletes with valuable exposure and opportunities to advance to the collegiate and professional levels, making its Northborough location an important hub for amateur baseball in the region.

Perfect Game also manages the New England Baseball Complex which is a premier, multi-field sports and training facility situated on approximately 30 acres. The complex features three fully turfed, regulation-size, lighted baseball fields designed to accommodate professional, collegiate, high school, and youth competition, along with the flexibility to host other field sports such as soccer and lacrosse. They also provide indoor training amenities, batting cages, and conditioning space, allowing for year-round player development and reduced weather-related disruptions. Since opening in 2014, the facility has become a regional destination.

NEW ENGLAND BASEBALL LLC

New England Baseball Enterprises LLC was the original Developer of the site. They maintain a small office presence in the property through the end of 2026.



PERFECT GAME

Space Size	5,446 SF
Annual Rent	\$128,841.96
Lease Rate	\$23.66/SF
End Date	9/30/2031
Start Date	10/1/2025
Lease Type	Gross

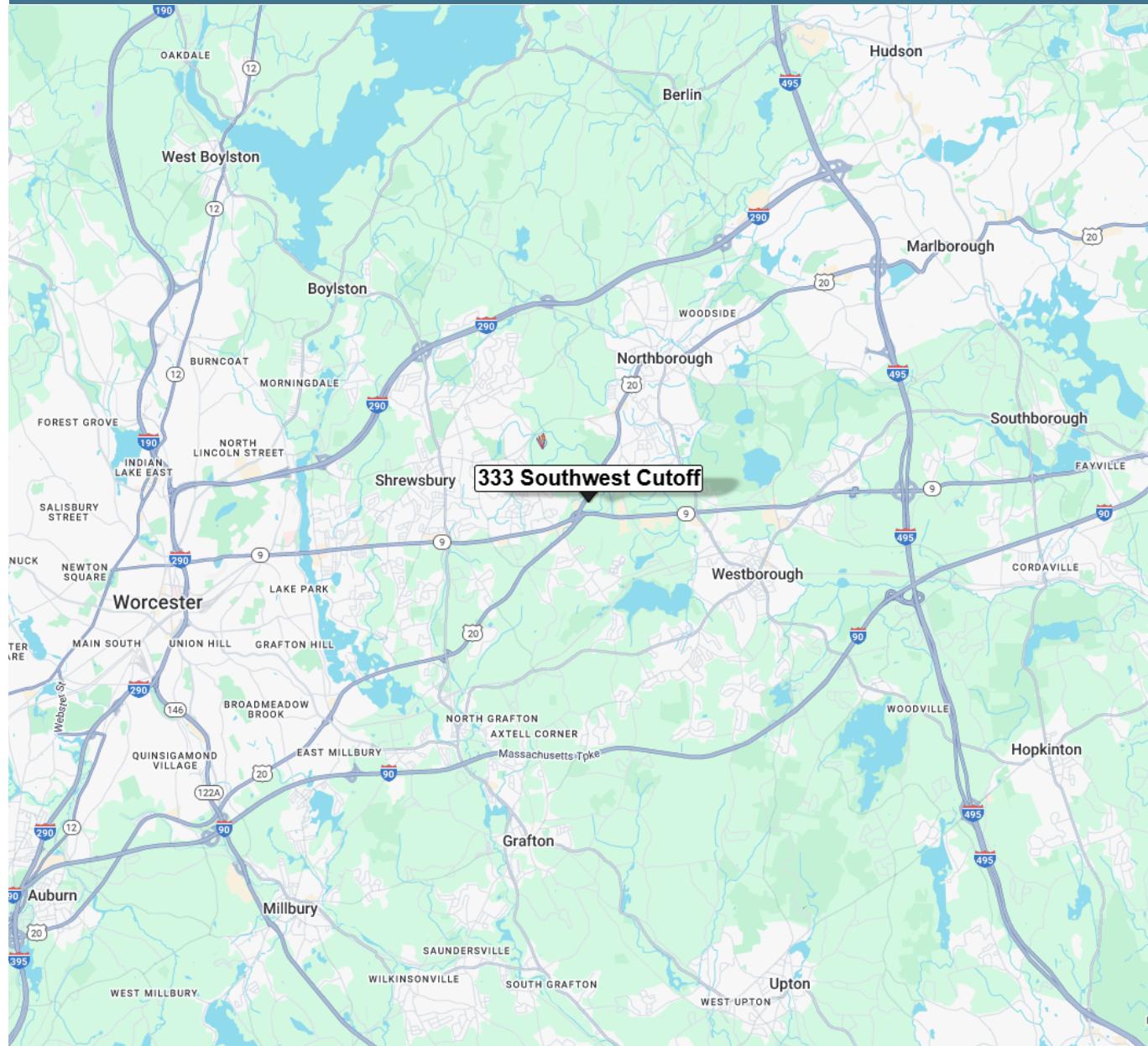
NEW ENGLAND BASEBALL ENTERPRISES LLC

Space Size	1,959 SF
Annual Rent	\$57,855.24
Lease Rate	\$29.53/SF
End Date	12/31/26

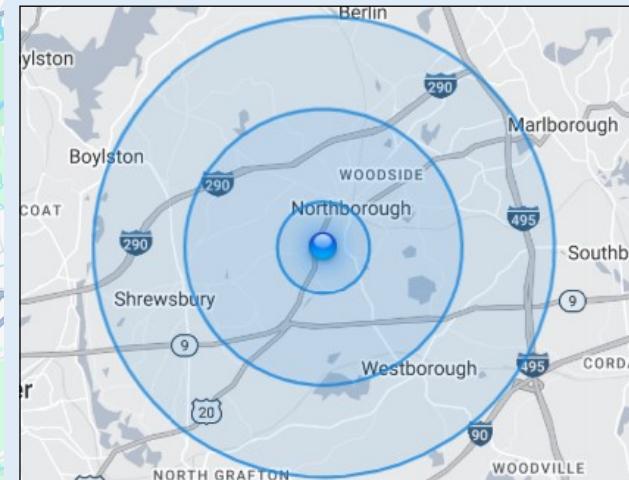
INTERIOR IMAGES



DEMOGRAPHICS, LOCATION & ACCESSIBILITY



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,768	12,917	31,542
Total Population	4,815	35,693	84,650
Average HHI	\$214,748	\$194,152	\$181,123



The property is conveniently located less than one mile west of the Route 9 interchange and just minutes from Interstate 495, providing easy regional connectivity to Worcester, Marlborough, and the broader MetroWest market.

Surrounding demographics are strong, with affluent households, high population density, and solid retail demand fundamentals within a five-mile radius

THE PROPERTY | ±28,086 SF Facility on ±2.31 Acres





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