



Edgell Road Plaza

5 Edgell Rd, Framingham, MA 01701

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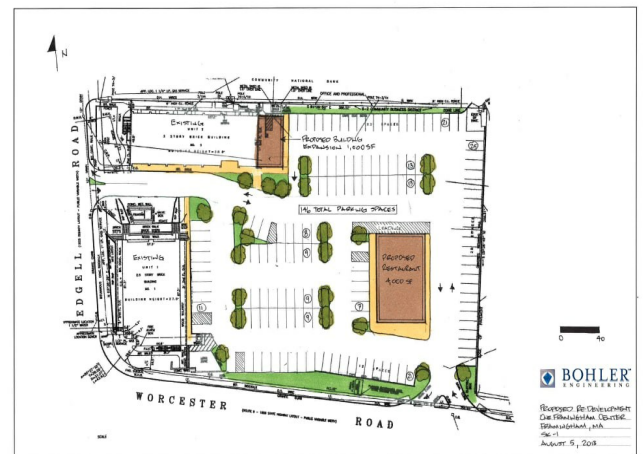


Edgell Road Plaza

\$23.50 - \$28.00 /SF/YR

5 Edgell Road is part of the One Framingham Centre Plaza conveniently located at the corner of Route 9 and Edgell Road in Framingham, MA, close to Mass Pike Exits 12 and 13. This newly refurbished plaza has undergone major renovations over the past year with updated building facades, expanded on-site parking lot, and new exterior landscaping and interior common areas. The 5 Edgell Road office building features spacious lobby with electronic tenant signage, an elevator, suites with flexible layouts and great window lines, and professional tenants including attorney, accountant, software firm, educational company and more. The general plaza's tenant roster includes brand-new IHop and Volturmo restaurants along with many leading and boutique retailers and service businesses. Flexible office lease terms available....

- Prominent location along Edgell Road with convenient access to Route 9, I-90 (Mass Pike), and I-495.
- Situated within Framingham's established commercial corridor surrounded by dense residential neighborhoods and major employers.



Rental Rate: \$23.50 - \$28.00 /SF/YR

Total Space Available: 3,150 SF

Max. Contiguous: 1,650 SF

Property Type: Shopping Center

Center Type: Strip Center

Stores: 10

Center Properties: 2

Frontage: 250' on 1 Edgell road

Gross Leasable Area: 63,744 SF

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$2.33 /SF/MO

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Lower Level

Space Available	1,500 SF
Rental Rate	\$28.00 /SF/YR
Date Available	August 24, 2026
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

The space was recently renovated and is configured with a layout formerly occupied by a tattoo studio. The suite features multiple private rooms, including a treatment room with a sink, an employee break room located in the rear, and a handicap-accessible restroom. Updated finishes and improvements create a move-in-ready environment suitable for a variety of personal service, wellness, medical, or professional office users

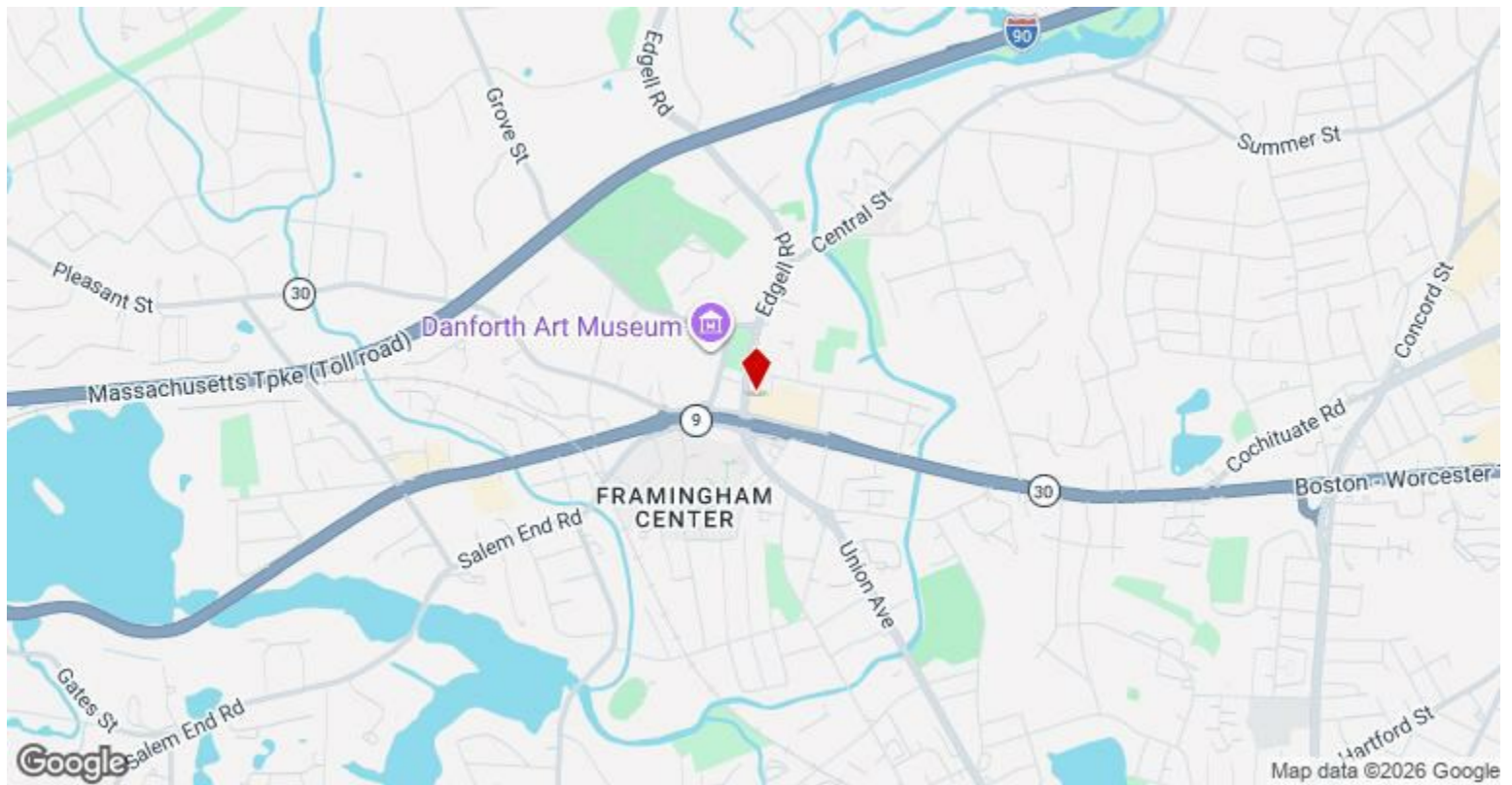
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Space 2

Space Available	1,650 SF
Rental Rate	\$23.50 /SF/YR
Date Available	October 01, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Alta List Engage	-	May 2019
Alyssa Blake Hair Lounge	-	
Blessed Tattoo	-	
Common Ground Yoga	-	
Dulce de Leche	-	
IHOP	-	
List Engage Inc	-	
Metrowest Nutrition	-	
Mova Dental	-	
Subway	-	
Tokyo Nails	-	
Woodlands Vegan/Vegetarian Restaurant	-	
YumYum Bubble Tea	-	



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Property Photos



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