

SHARED MEDICAL OFFICE SUITES FOR LEASE 200 SF UP TO 5,700 SF - 85 WORCESTER ROAD, FRAMINGHAM, MA



VIDEO

PROPERTY DESCRIPTION

Newly Available: Shared Medical Office Suites for Lease - We are pleased to offer newly available shared medical office suites, ranging from as small as two (2) exam rooms up to 8,172 RSF. Flexible lease terms of one year or longer are available. The property ownership is currently upgrading the interior, with improvements including new flooring, fresh paint, upgraded lighting, and HVAC. Strategically located on Route 9 at a full-turn, signalized intersection, the property offers easy access in both directions. It provides excellent visibility and a prime signage. There is an elevator at the main entrance, ample on-site parking, and convenient access to the Mass Turnpike, Route 30, Route 135, and Route 126. Commuting to nearby cities like Boston and Worcester is effortless. Additionally, 85 Worcester Road is in close proximity to a network of healthcare facilities and a wide array of amenities, including The Natick Mall and Shopper's World.

PROPERTY HIGHLIGHTS

- Individual Medical Office Suites For Lease
- Flexible Medical Office Space Options
- Lease Terms of 1 Year or Longer Considered
- Upgrades Currently Underway

MARCI ALVARADO

Principal

O: 508.808.4958

marci@commercialpropertyadvisors.net

209 WEST CENTRAL STREET, NATICK, MA 01760 | COMMERCIALPROPERTYADVISORS.NET

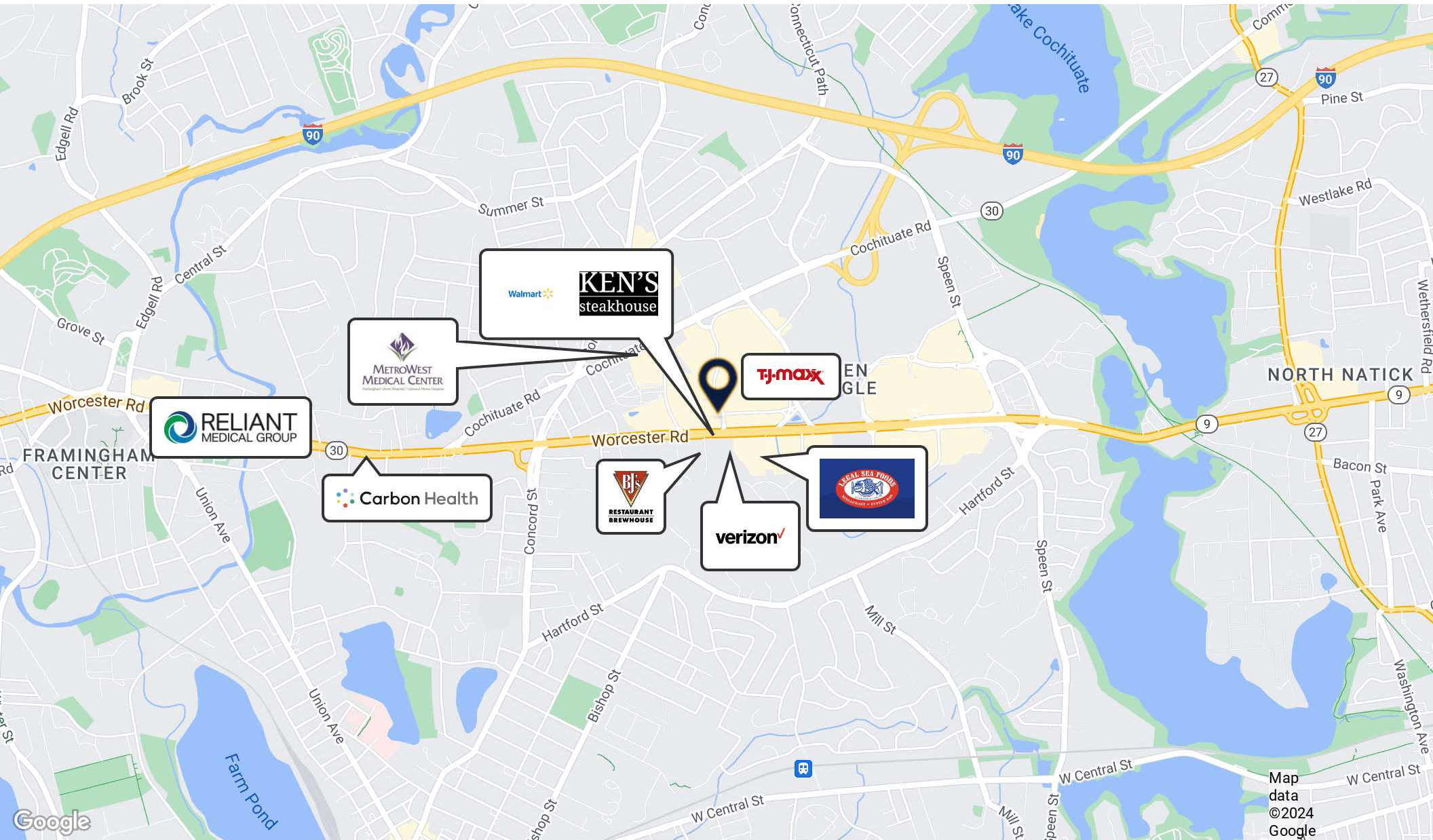
OFFERING SUMMARY

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



SHARED MEDICAL OFFICE SUITES FOR LEASE 200 SF UP TO 5,700 SF -85 WORCESTER ROAD, FRAMINGHAM, MA



MARCI ALVARADO

Principal

O: 508.808.4958

marci@commercialpropertyadvisors.net

209 WEST CENTRAL STREET, NATICK, MA 01760 | COMMERCIALPROPERTYADVISORS.NET



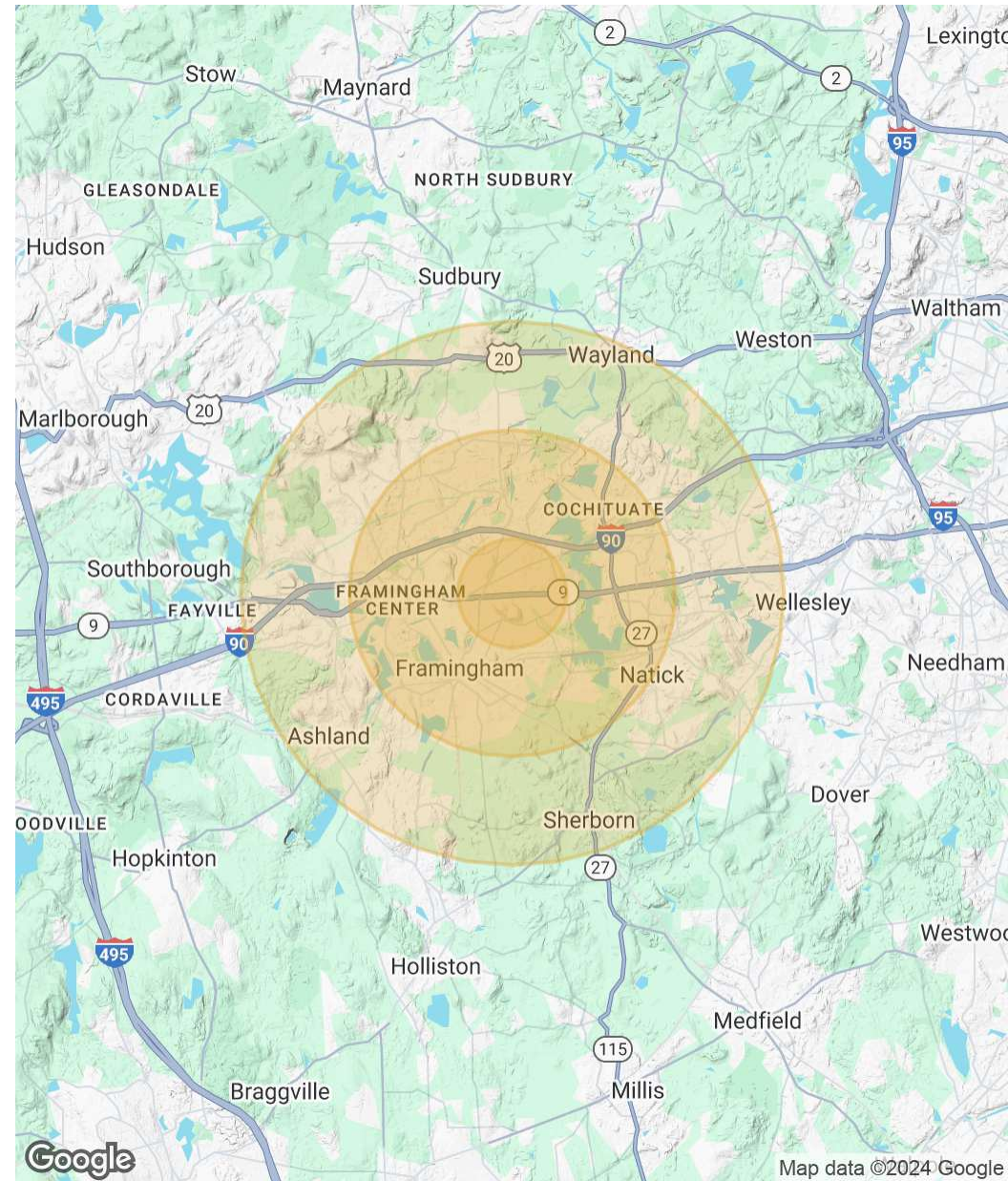
SHARED MEDICAL OFFICE SUITES FOR LEASE 200 SF UP TO 5,700 SF -85 WORCESTER ROAD, FRAMINGHAM, MA

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)



Map data ©2024 Google

MARCI ALVARADO

Principal
 O: 508.808.4958
 marci@commercialpropertyadvisors.net

209 WEST CENTRAL STREET, NATICK, MA 01760 | COMMERCIALPROPERTYADVISORS.NET





COMMERCIAL PROPERTY ADVISORS

Disclaimer: This information has been obtained from sources believed reliable and every effort has been made to furnish the most accurate and up-to-date information available. However, all statements and conditions herein are subject to errors, omissions or removal from the market without notice. We have not verified it and make no guarantee, warranty or representations. Any photos or plans are for illustrative purposes only and may not be to scale. Conditions may have changed since production. Any projections, opinions, assumptions or estimates are for example only and do not represent the current or future performance of the property. Potential buyers or lessee should perform their own due diligence to verify its accuracy. The material contained in the Offering Brochure is furnished solely for the purpose of considering the purchase or lease within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Commercial Property Advisors, LLC or the Property Owner, or used for any purpose whatsoever other than to evaluate the potential purchase or lease of the property. Neither Commercial Property Advisors, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Commercial Property Advisors, LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or Commercial Property Advisors nor any of their officers, employees, representatives, independent contractors or affiliates for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase or lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason at any time or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering brochure or making an offer to purchase or lease the Property unless and until the Owner executed and delivers a signed Real Estate Purchase or Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, the prospective purchaser or Lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and Commercial Property Advisors, LLC from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser or Lessee, no one should rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement or Lease Agreement shall bind the property and each prospective purchaser or Lessee proceeds at its own risk.