

RENT REDUCTION - NATICK OFFICE SUITES - OFFERING FLEXIBLE LEASE TERMS

209 WEST CENTRAL STREET, NATICK, MA 01760



PROPERTY DESCRIPTION

Natick Office Suites offers versatile spaces designed to meet a broad spectrum of business needs, providing flexibility and a variety of options. The property is well-suited for office, research and development, and other commercial uses. With spaces ranging from 100 RSF to 3,469 RSF, it can easily accommodate businesses of all sizes and requirements.

For additional information and current availabilities, please refer to natickofficesuites.com

MARCI ALVARADO

Principal

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PROPERTY HIGHLIGHTS

- Flexible Lease Terms and Competitive Market Rent
- Convenient Location Close to Roche Brothers, Planet Fitness & More
- Local Ownership & Professionally Managed by Eastport Real Estate Services
- Ample Parking
- .5 miles from West Natick Commuter Rail, 2.9 miles to Mass Pike & 1.5 miles from Rte 9

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Available SF:	100 - 3,469 SF
Lot Size:	2.9 Acres
Building Size:	63,839 SF



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	100 - 3,469 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite 107B	Available	700 SF	Modified Gross	\$20.00 SF/yr
■	Suite 130	Available	690 SF	Modified Gross	\$20.00 SF/yr
■	Suite 201	Available	1,021 SF	Modified Gross	\$20.00 SF/yr
■	Suite 201 A	Available	1,548 SF	Modified Gross	\$20.00 SF/yr
■	Suite 213	Available	573 SF	Modified Gross	\$20.00 SF/yr
■	Suite 215	Available	1,354 SF	Modified Gross	\$20.00 SF/yr
■	Suite 301	Available	200 - 3,469 SF	Modified Gross	\$20.00 SF/yr
■	Suite 315 A	Available	1,421 SF	Modified Gross	\$20.00 SF/yr
■	Suite 315B	Available	1,768 SF	Modified Gross	\$20.00 SF/yr

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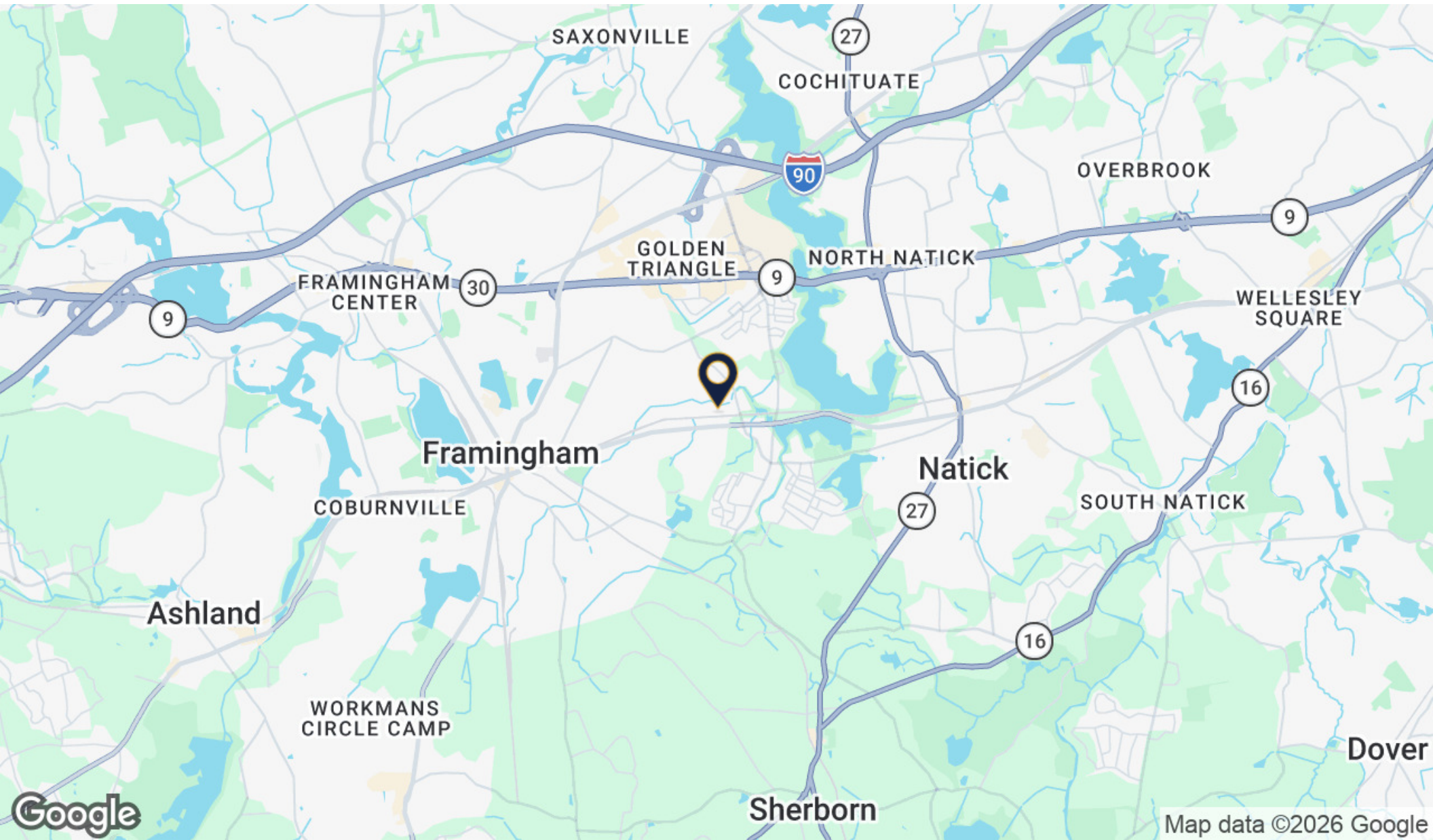
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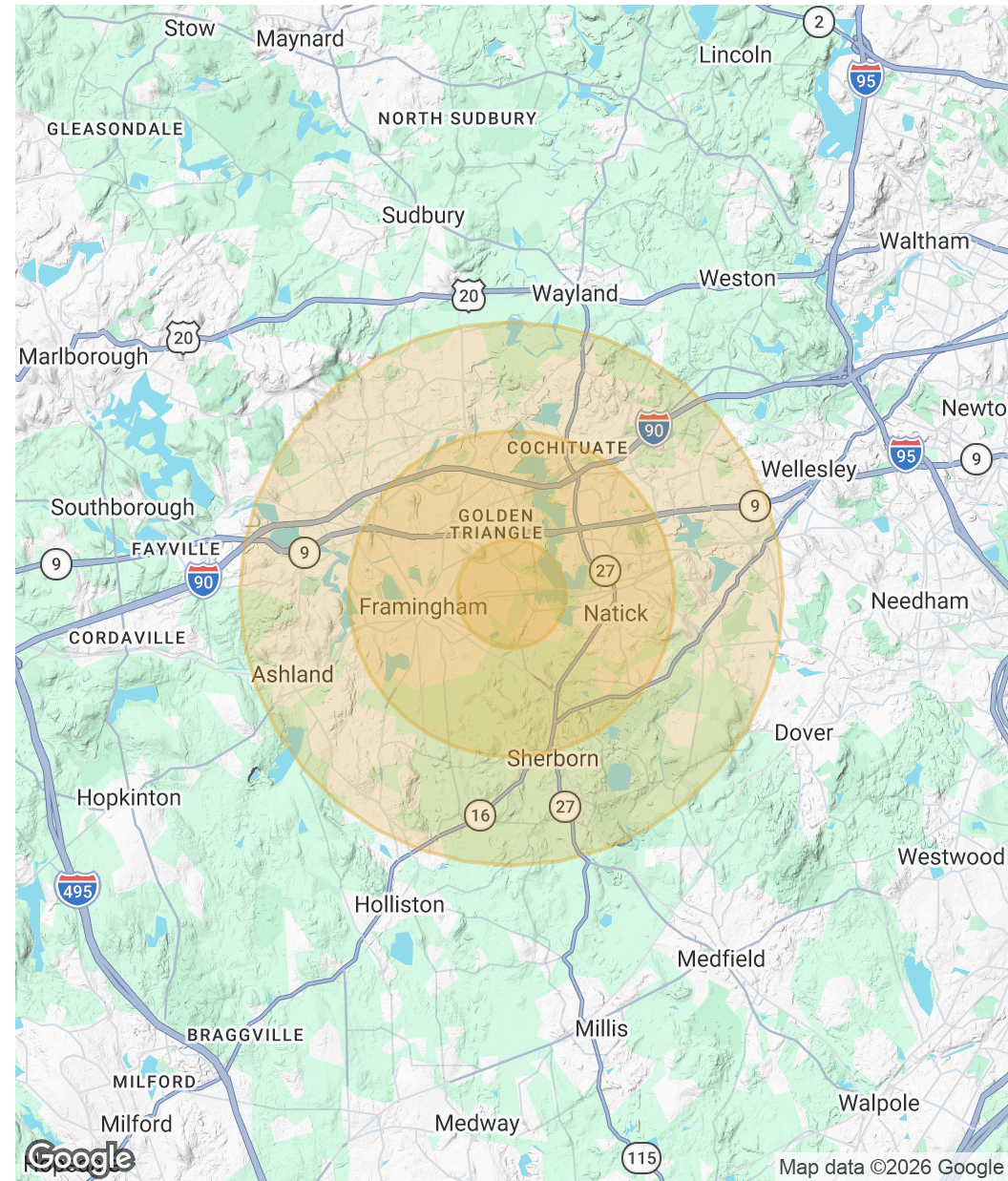


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,264	76,558	148,035
Average Age	37.3	40.3	41.3
Average Age (Male)	35.5	37.4	39.5
Average Age (Female)	39.5	42.5	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,298	31,669	58,951
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$107,031	\$115,542	\$145,194
Average House Value	\$346,665	\$448,314	\$541,383

2020 American Community Survey (ACS)



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