

85

WORCESTER ROAD
FRAMINGHAM, MA



±8,172 SF MEDICAL/OFFICE SPACE
FOR LEASE

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PROPERTY OVERVIEW



85 WORCESTER ROAD FRAMINGHAM, MA

SVN | Parsons Commercial Group | Boston is pleased to present $\pm 8,172$ square feet of fully built out medical/office space on the second floor for lease in Framingham.

Strategically located on Route 9 at a full turn signaled intersection for easy access from Route 9 east or west, the building offers superior visibility and a prime signage opportunity.

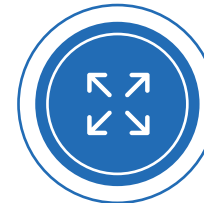
The occupants of this space get exclusive access via the main vestibule to one ADA compliant elevator. There is ample parking also onsite. The building features tenants including Trulieve, Cosmo Prof and is next door to Ken's Steakhouse and Walmart.

The property provides easy access to the Massachusetts Turnpike (Interstate 90) and other major highways, including Route 30, Route 135, and Route 126. This prime location makes commuting to nearby cities such as Boston, Worcester, and Natick very convenient. 85 Worcester Road is in close proximity to a network of healthcare facilities, and plenty of nearby amenities including The Natick Mall and Shoppers World.

The space is available for lease immediately, join 85 Worcester Road today!



FULLY BUILT OUT
 $\pm 8,172$ SF OF MEDICAL/
OFFICE SPACE



**PRIME SIGNAGE
OPPORTUNITY**



ON SITE PARKING

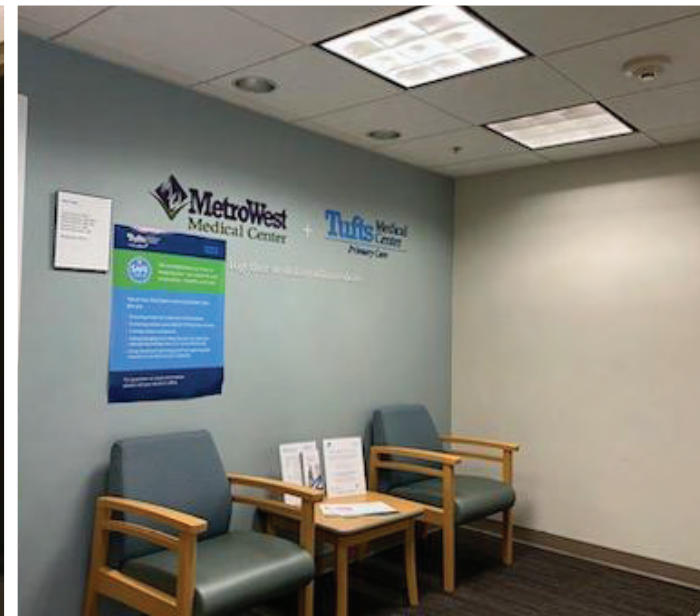
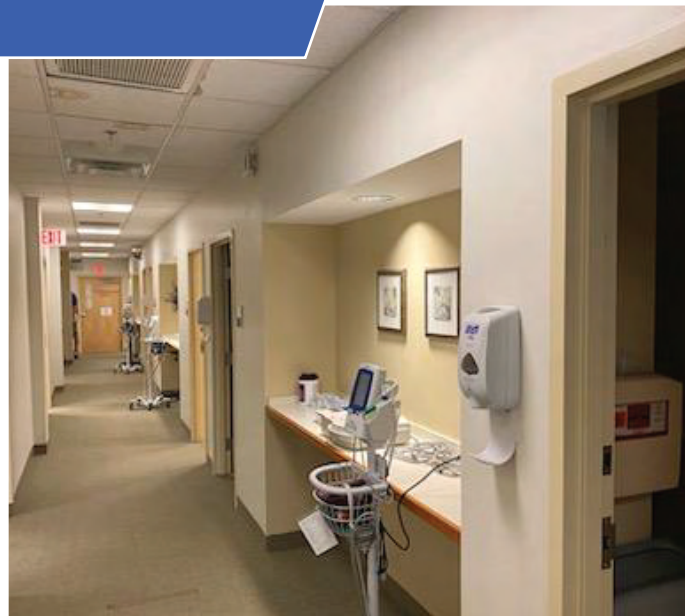


SUPERIOR LOCATION
LOCATED ON ROUTE 9



EASTPORT
REAL ESTATE SERVICES
**PROFESSIONALLY
MANAGED**

PROPERTY PHOTOS



PROPERTY AERIAL

Walmart

85

WORCESTER ROAD
FRAMINGHAM, MA

KEN'S
steakhouse

SHOPPERS WORLD



Marshalls

Walmart



AMC
THEATRES



KOHL'S
WORLD MARKET



Chick-fil-A

9



RESTAURANT
BREWHOUSE

verizon



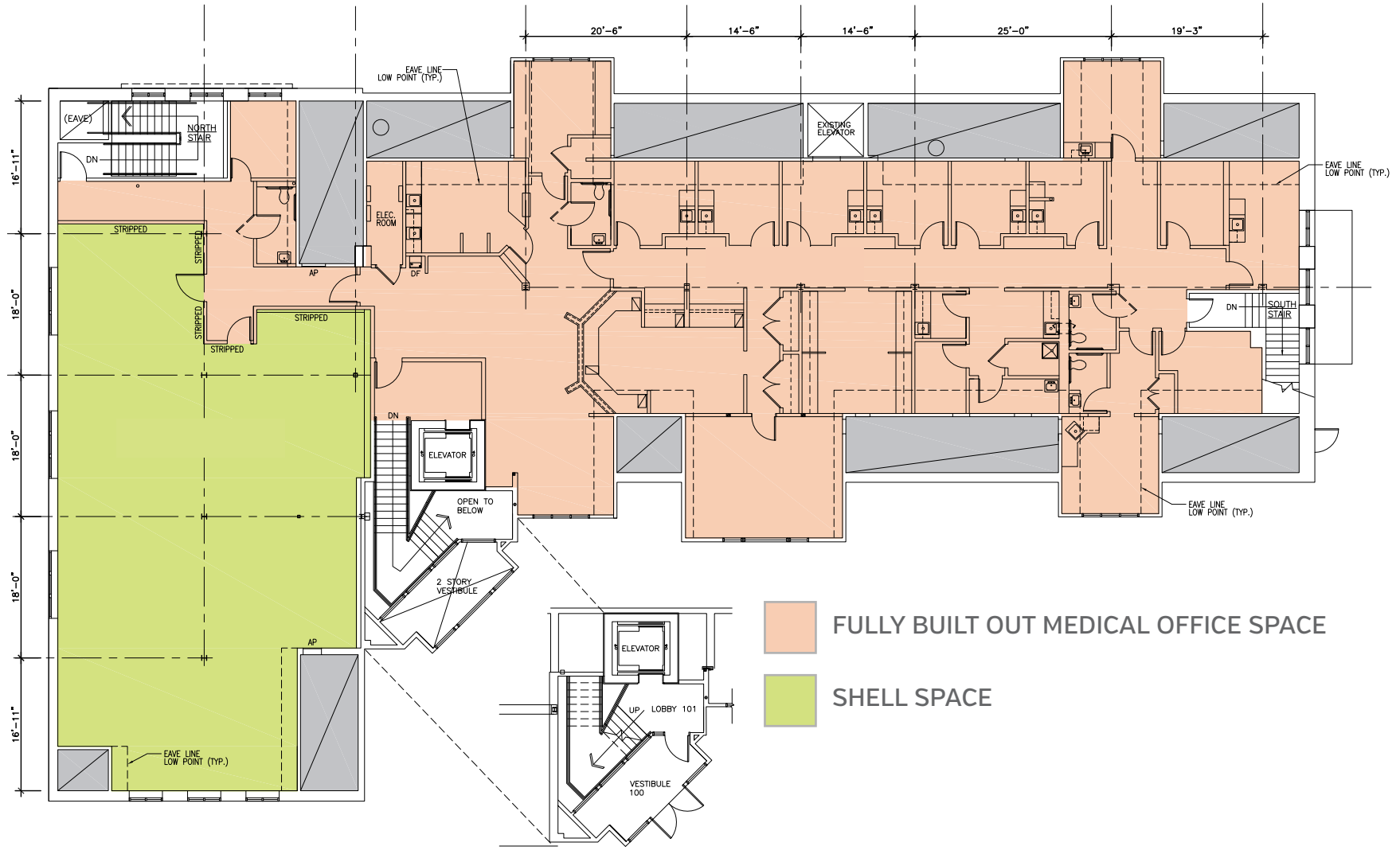
If it isn't fresh, it isn't Legal!

LOCATION OVERVIEW



FLOOR PLANS

±8,172 SF SECOND FLOOR
MEDICAL/OFFICE SPACE





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