

## FOR LEASE | FULLY BUILT OUT MEDICAL OFFICE/RETAIL SPACE 85 WORCESTER ROAD, FRAMINGHAM, MA



### PROPERTY DESCRIPTION

Commercial Property Advisors is pleased to present up to 8,172 RSF +/- for lease on the 2nd floor of the building. There is approximately 5,554 RSF +/- of fully built-out medical office space that is immediately available and an additional 2,618 RSF +/- of shell space that could be combined for a total of 8,172 RSF +/- . The Property is strategically located on Route 9 at a full turn signaled intersection for easy access in either direction. The property offers superior visibility and a prime signage opportunity. There is an elevator directly at the main entrance and ample parking on-site and easy access to the Mass Turnpike, Route 30, Route 135 & Route 126. Commuting to nearby cities such as Boston and Worcester is 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 Shopper's World.

### PROPERTY HIGHLIGHTS

- Fully Built Out Medical Office Space
- Prime Signage Opportunity and On-Site Parking
- Professionally Managed by Eastport Real Estate Services
- Superior Location on "The Golden Mile"
- Dedicated Oversized Elevator

### MARCI ALVARADO

Principal

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209 WEST CENTRAL STREET, NATICK, MA 01760 | [COMMERCIALPROPERTYADVISORS.NET](http://COMMERCIALPROPERTYADVISORS.NET)

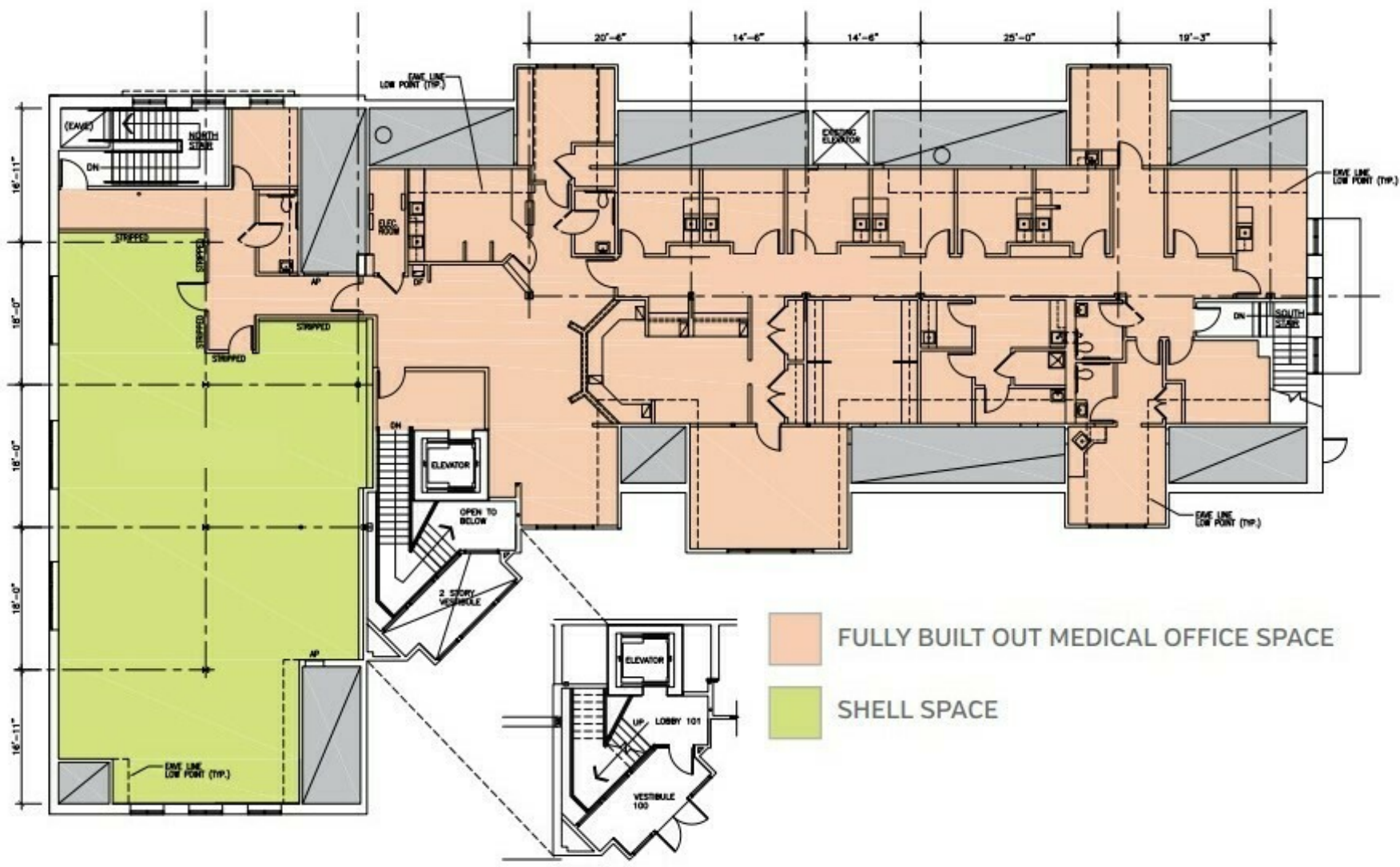
### OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,618 - 8,172 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



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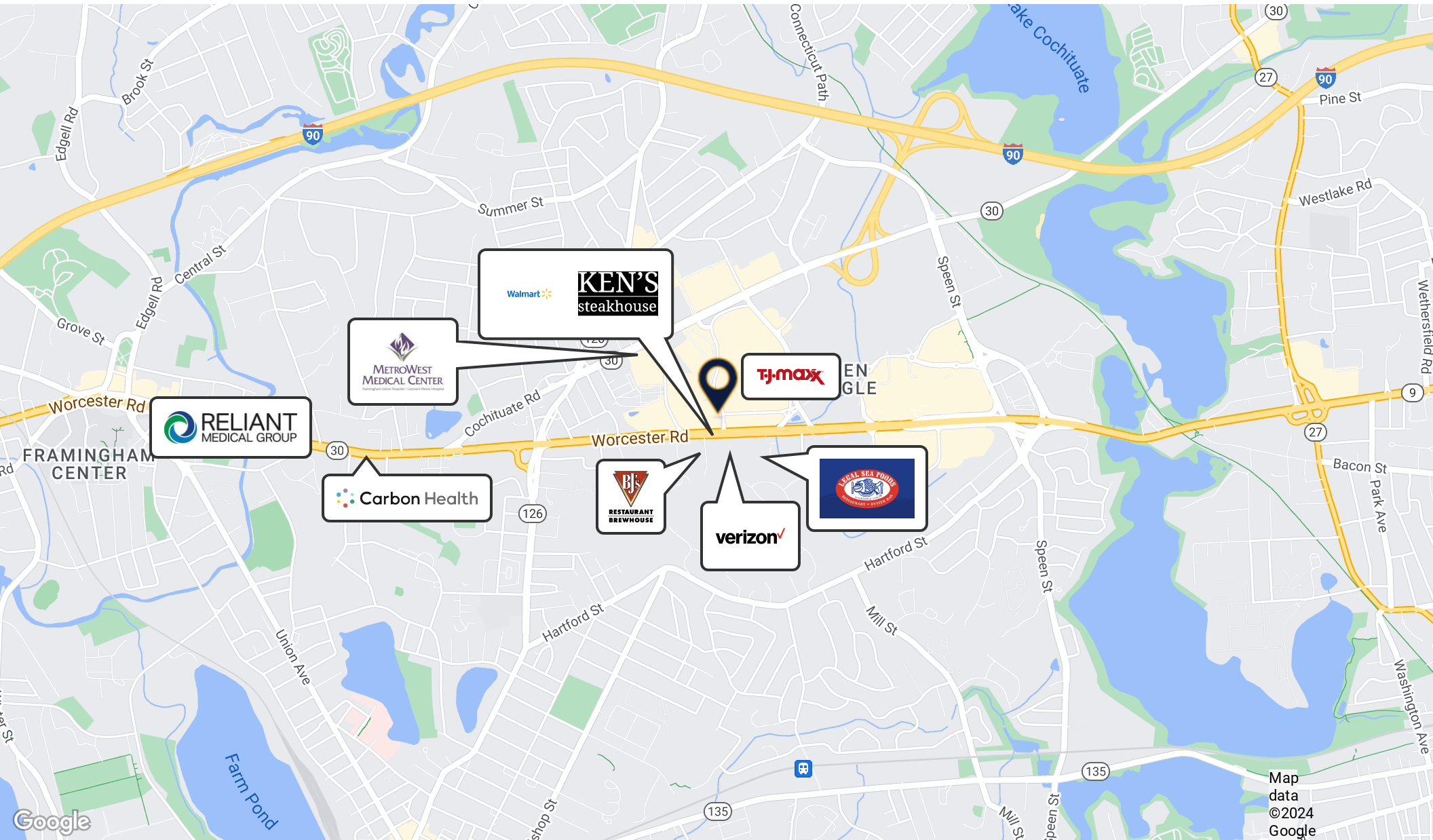
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,112	86,823	147,801
Average Age	43.1	40.6	41.4
Average Age (Male)	40.7	38.3	39.4
Average Age (Female)	45.2	42.3	43.0

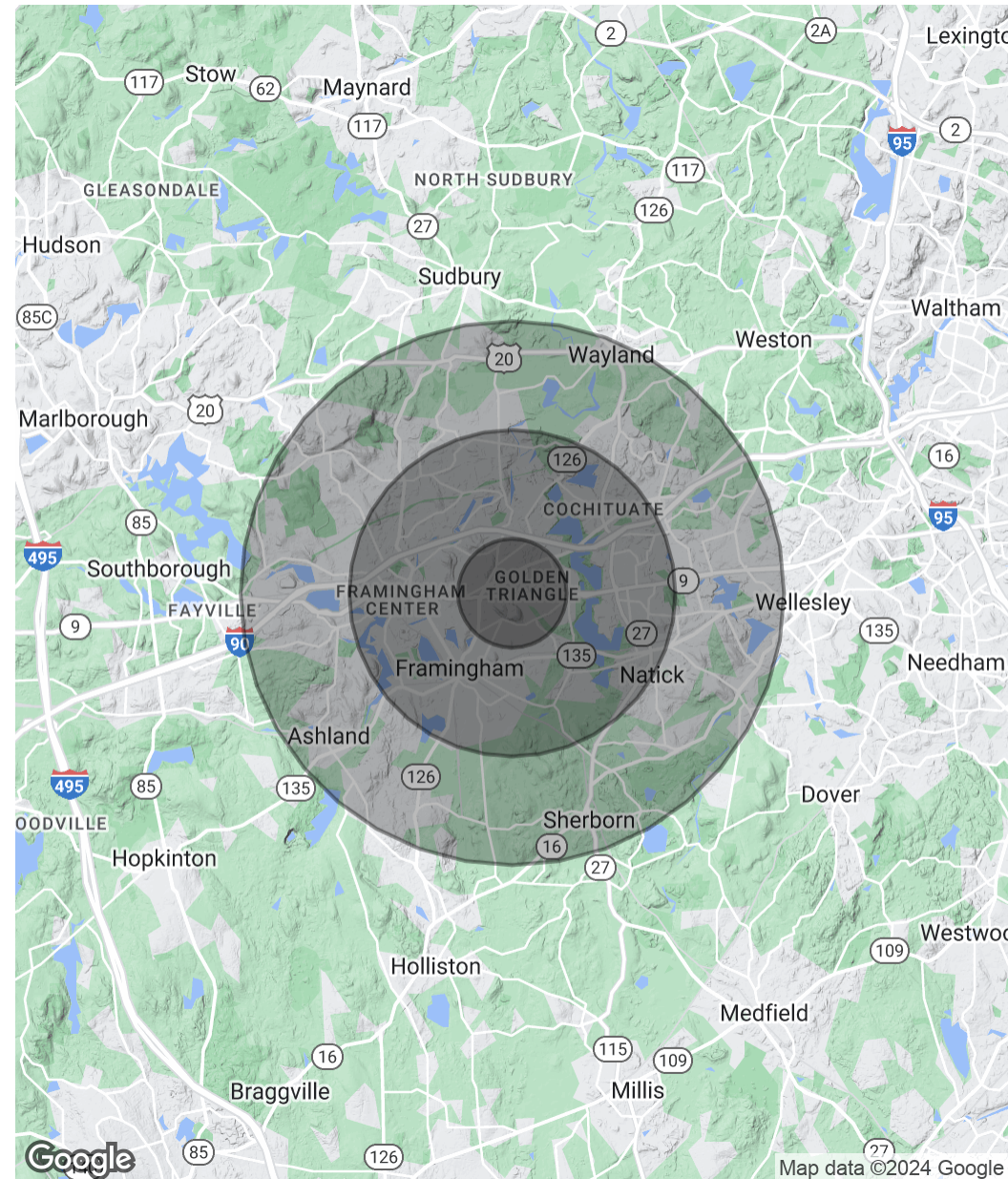
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,779	35,571	58,896
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$111,721	\$119,067	\$141,540
Average House Value	\$420,136	\$440,924	\$525,386

TRAFFIC COUNTS
/day

\* Demographic data derived from 2020 ACS - US Census



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# COMMERCIAL PROPERTY ADVISORS

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