



LEASE

181 Worcester Street

181 WORCESTER STREET

Natick, MA 01760

PRESENTED BY:

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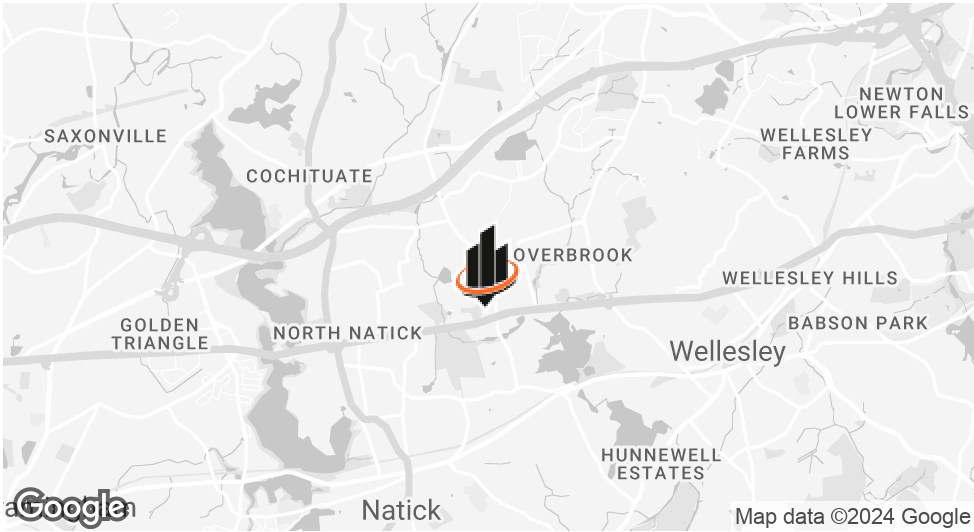
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,400.00 per month (Plus Utilities)
BUILDING SIZE:	3,467 SF
AVAILABLE SF:	755 SF
LOT SIZE:	0.24 Acres
RENOVATED:	2020
ZONING:	Commercial II & HC (Highway Corridor Overlay)

PROPERTY OVERVIEW

Professional office suite available at 181 Worcester Street (Route 9) on the Natick/Wellesley line. The 755± space has been completely renovated and includes an ensuite restroom and its own private entrance.

LOCATION OVERVIEW

The property is conveniently located in Natick, MA, 17 miles west of Boston. Situated at the crossroads of major highways, including Route 9 and the Massachusetts Turnpike (I-90), Natick provides convenient access to Boston and other neighboring towns. Commuters appreciate the town’s proximity to commuter rail stations and its strategic location for travel throughout the region.

PROPERTY HIGHLIGHTS

- Move-in ready space.
- Signage opportunity.

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

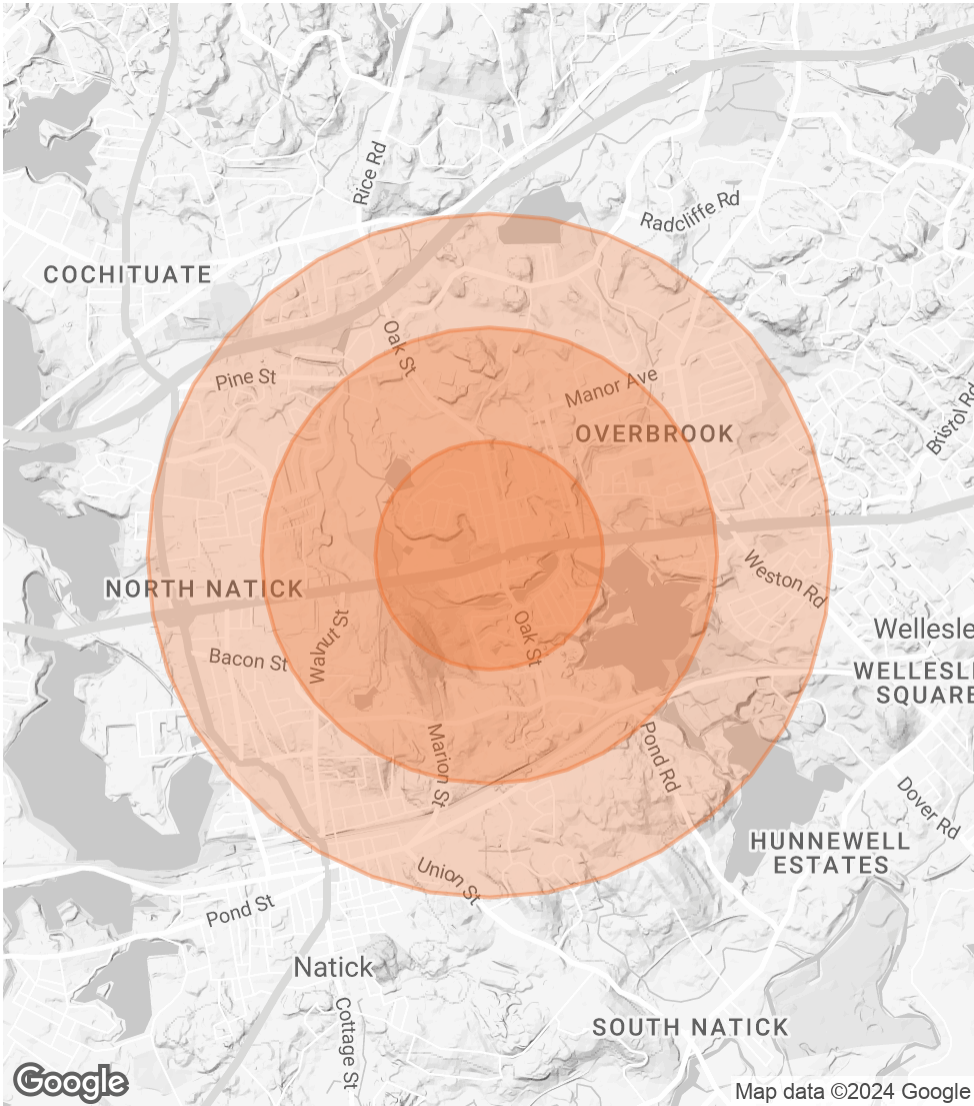
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,692	7,686	18,512
AVERAGE AGE	43.7	43.0	41.3
AVERAGE AGE (MALE)	36.8	38.9	37.1
AVERAGE AGE (FEMALE)	46.9	45.0	44.1

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	618	2,834	6,658
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$164,226	\$188,948	\$185,657
AVERAGE HOUSE VALUE	\$1,035,453	\$898,516	\$847,603

2020 American Community Survey (ACS)



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