

42

WORCESTER ST.  
NATICK, MA 01760

LONGVIEW  
PROPERTIES  
PROPERTY MANAGEMENT & LEASING

Commerical Retail + Office Space



FOR LEASE



## DESCRIPTION

Highly visible ±3,000 SF storefront located on busy Worcester Street with approximately 47,000+ average daily traffic. The space offers a spacious, well-lit interiors with +9-foot ceiling heights.

The first floor (2,050 SF) offers an open, flexible layout ideal for a variety of commercial uses, while the second floor (950 SF) provides private offices, storage, and a large conference/flex room.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	20.7k	85.1k	210.4k
Median HH Income	\$202.2k	\$182.2k	\$156.4k

## TERMS

Total SF:	3,000 SF
Lease Term:	3-5+ Years
Lease Rate:	\$6,600 /mo (Abosulte)

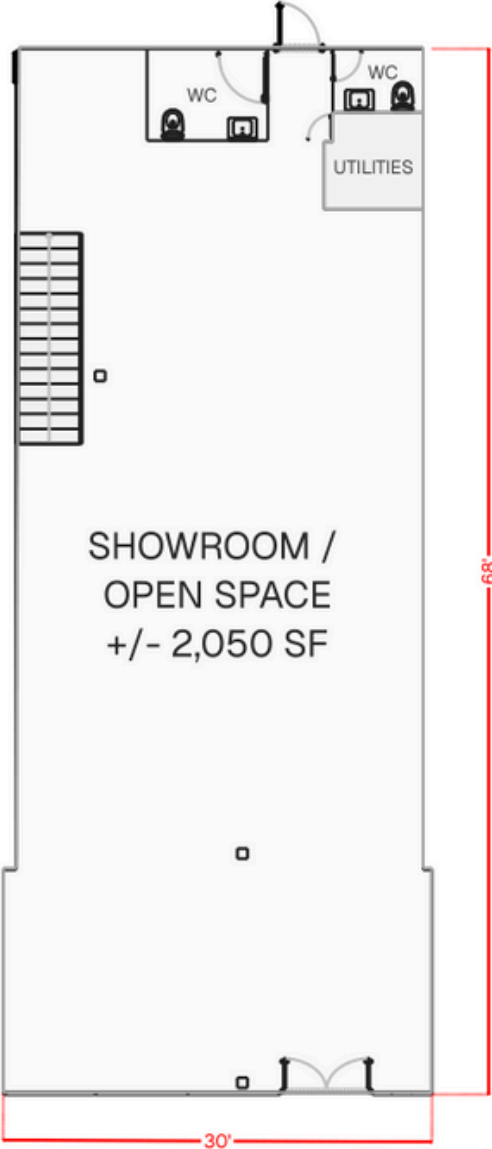
**Available Immediately**

## HIGHLIGHTS

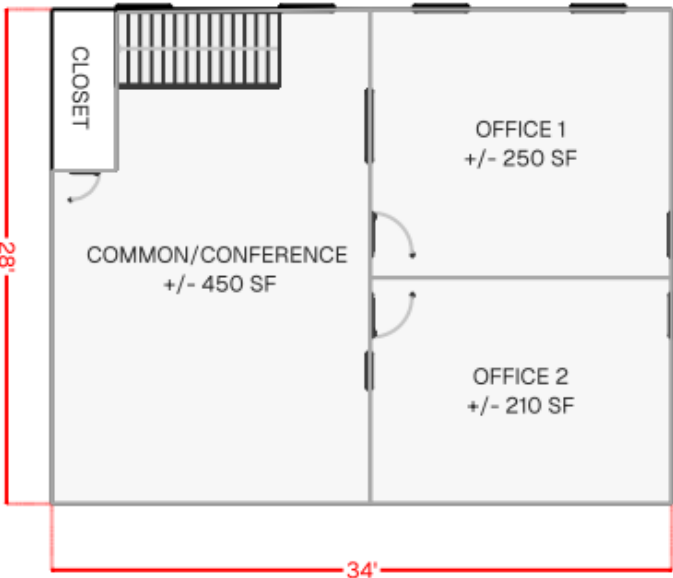
- Open first-floor layout with second-floor offices and conference / flex space
- **+47,000 Average Daily Traffic Count**
- +/- 30 ft Street Frontage on Route 9
- Gross Lease Structure - No NNN expenses
- +/- 27 Onsite Parking Spots
- High Ceilings with excellent natural lighting

# FLOOR PLAN

## GROUND FLOOR



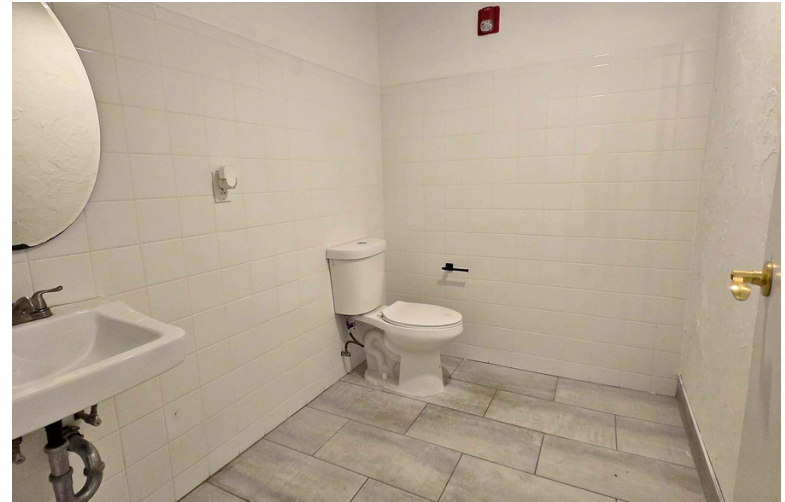
## SECOND FLOOR



# GALLERY



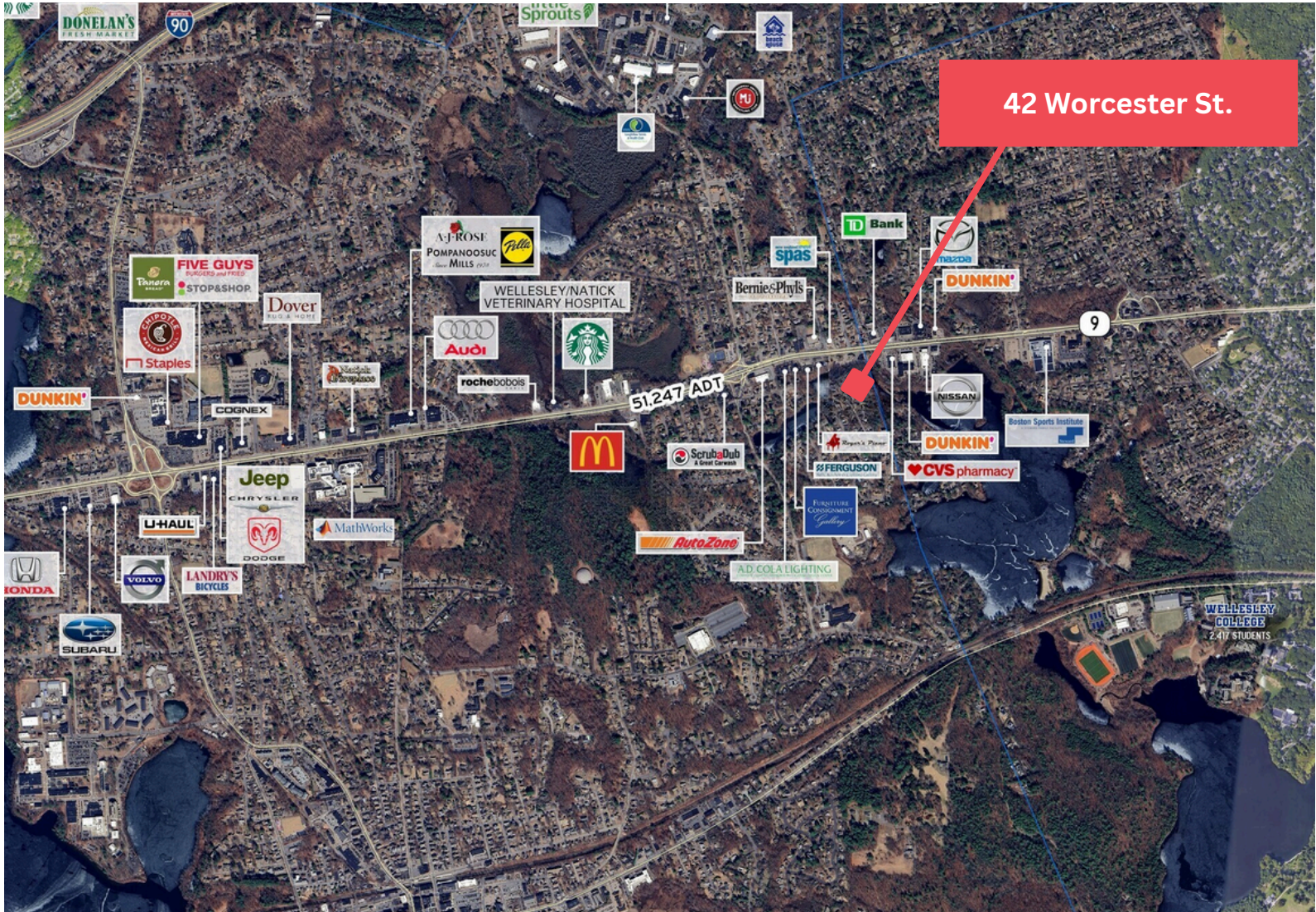
# GALLERY



# GALLERY



# MAP





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