



VENTURE WEST PLAZA RETAIL & OFFICE FOR LEASE 50/60 Worcester Rd., Framingham



“ *Venture West Plaza* ” is a superbly situated at ground zero in the “Golden Mile.” This modern retail/office complex is on the east bound side of Route 9, directly across from Shoppers World and just minutes to the Mass Pike & Route 30. Constructed in 1987, this architecturally striking building affords a signature presence on Route 9, ample parking and walking access to other restaurants and dozens of retailers.

FIRST FLOOR RETAIL: Rt. 9 facing 1,560 s.f. now built-out as a hair salon **Asking \$66,000/yr. NNN.**

FIRST FLOOR RETAIL: 1,769 r.s.f. (approx .1,625 u.s.f.). Pylon and wall signage. Separately metered electric. 10’ ceiling height. Bathrooms in the main lobby with direct internal access. Potential for expansion.
Asking: \$30/ /s.f. NNN. NNN = \$12.03/s.f. Available with 30 days notice.

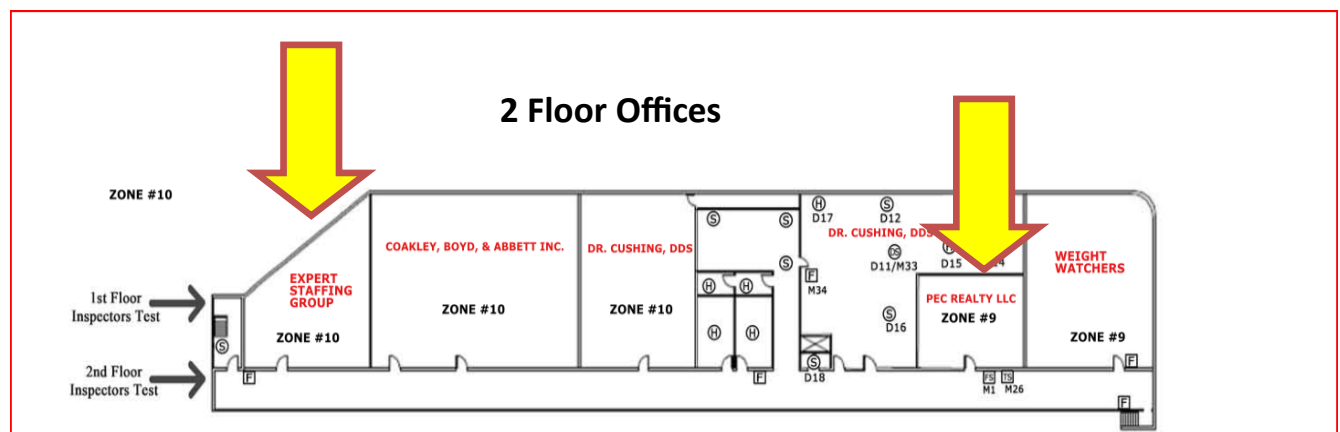
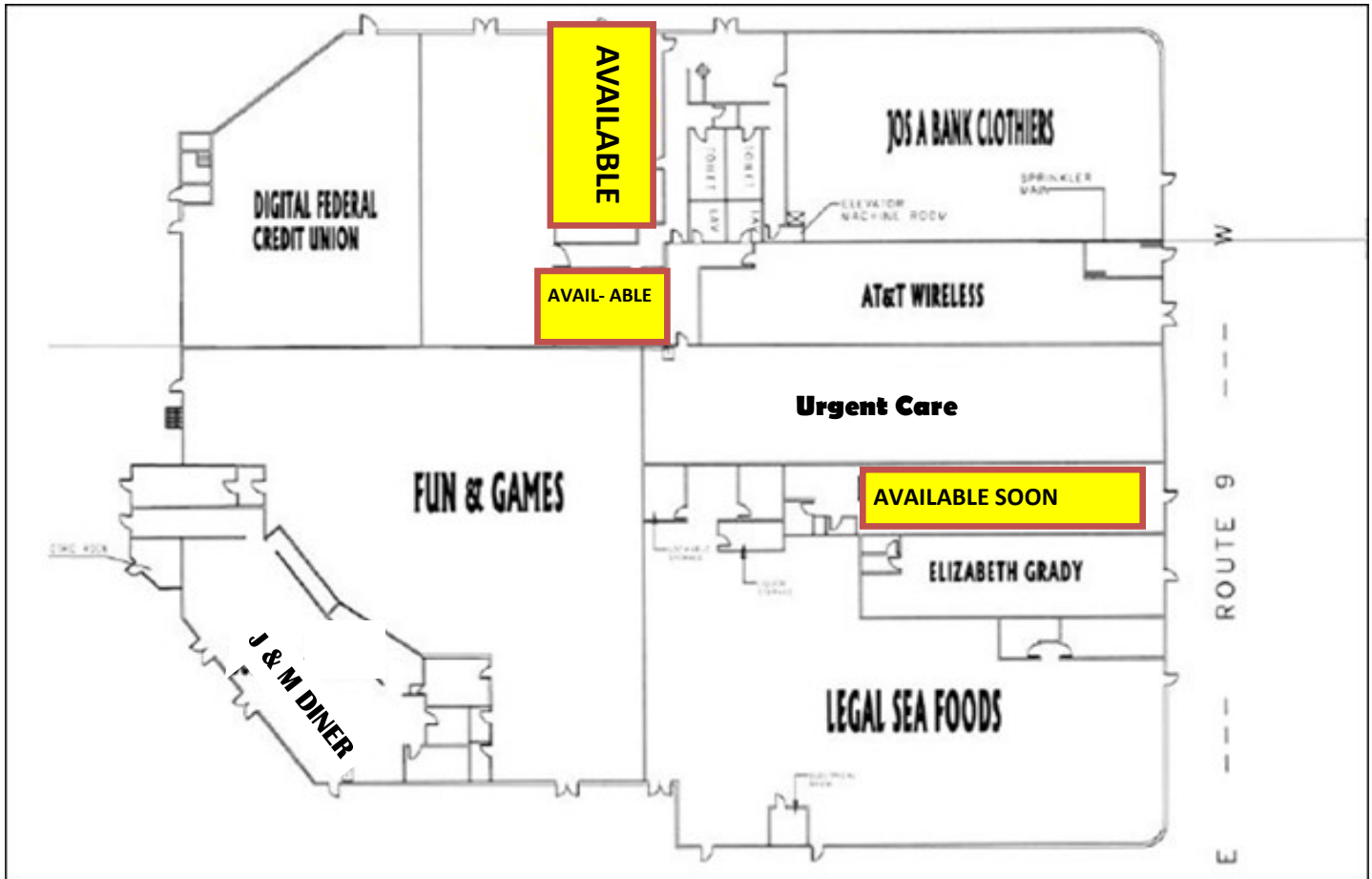
SECOND FLOOR OFFICE: 770 r.s.f. (approx. 670 u.s.f.). Lobby and directional signage. Possible pylon signage. 9’ ceiling height. Climate control. No windows. 2 offices, large reception area and storage.
Asking: \$1,250/m + Proportional share of electric bill. Available with 30 days notice. Gross lease.

SECOND FLOOR OFFICE SPACE: 1,500 r.s.f. (approx .1,315 u.s.f.). 9’ ceiling height. Pylon and wall signage. Private bathroom with shower. Climate control. Separately metered electric.
Asking: \$ 16.50/s.f. + electric. Gross lease. Available now.

Exclusive Listing Broker - Marlene Aron
Senior Associate Broker
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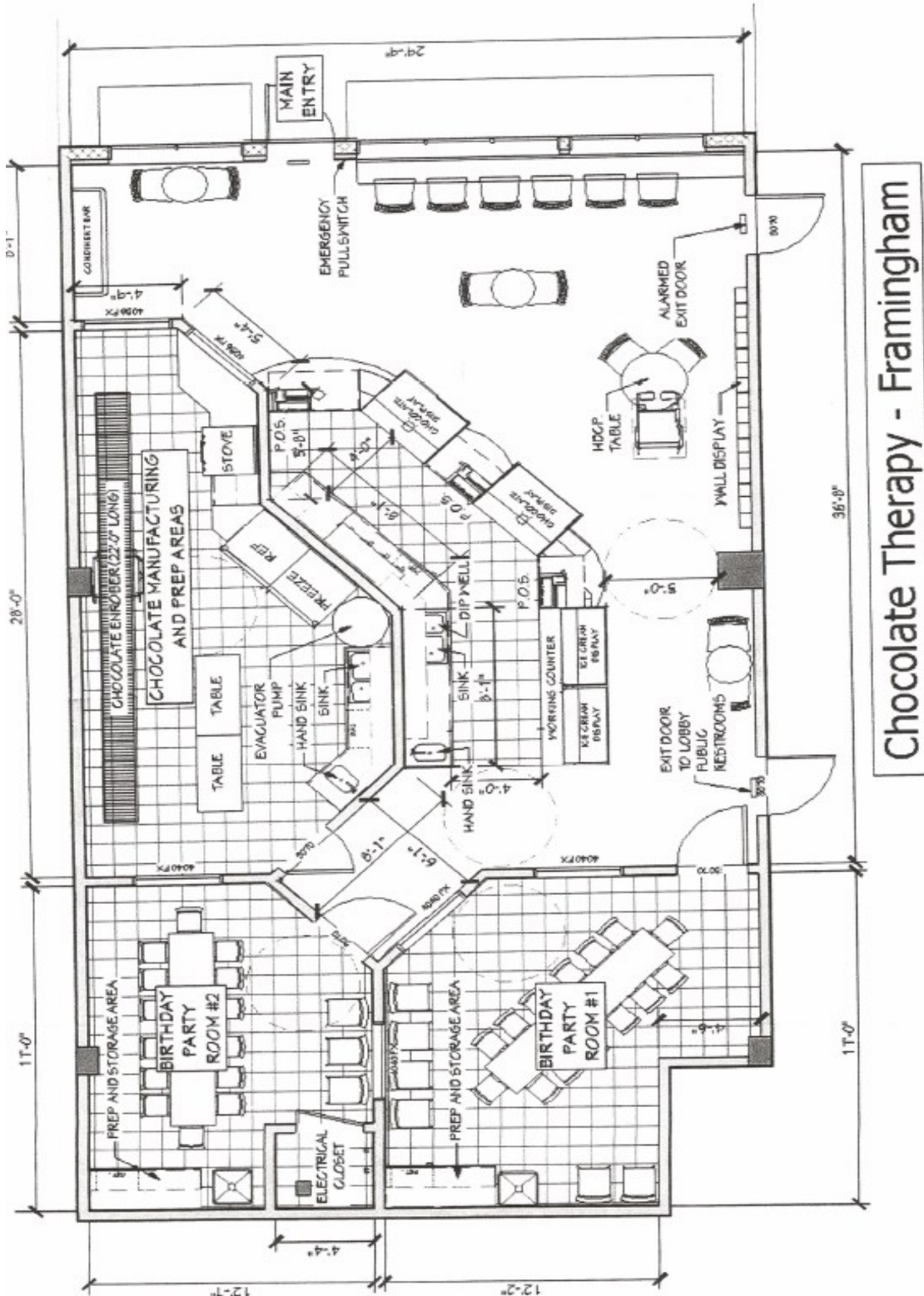
6/6/2020

FACING WEST, THIS SIDE OF THE BUILDING HAS A LOT OF DRIVE AROUND TRAFFIC & AMPLE PARK-



The information in this document is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. Metrowest Commercial Real Estate (MWCRE) represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation after the first showing.

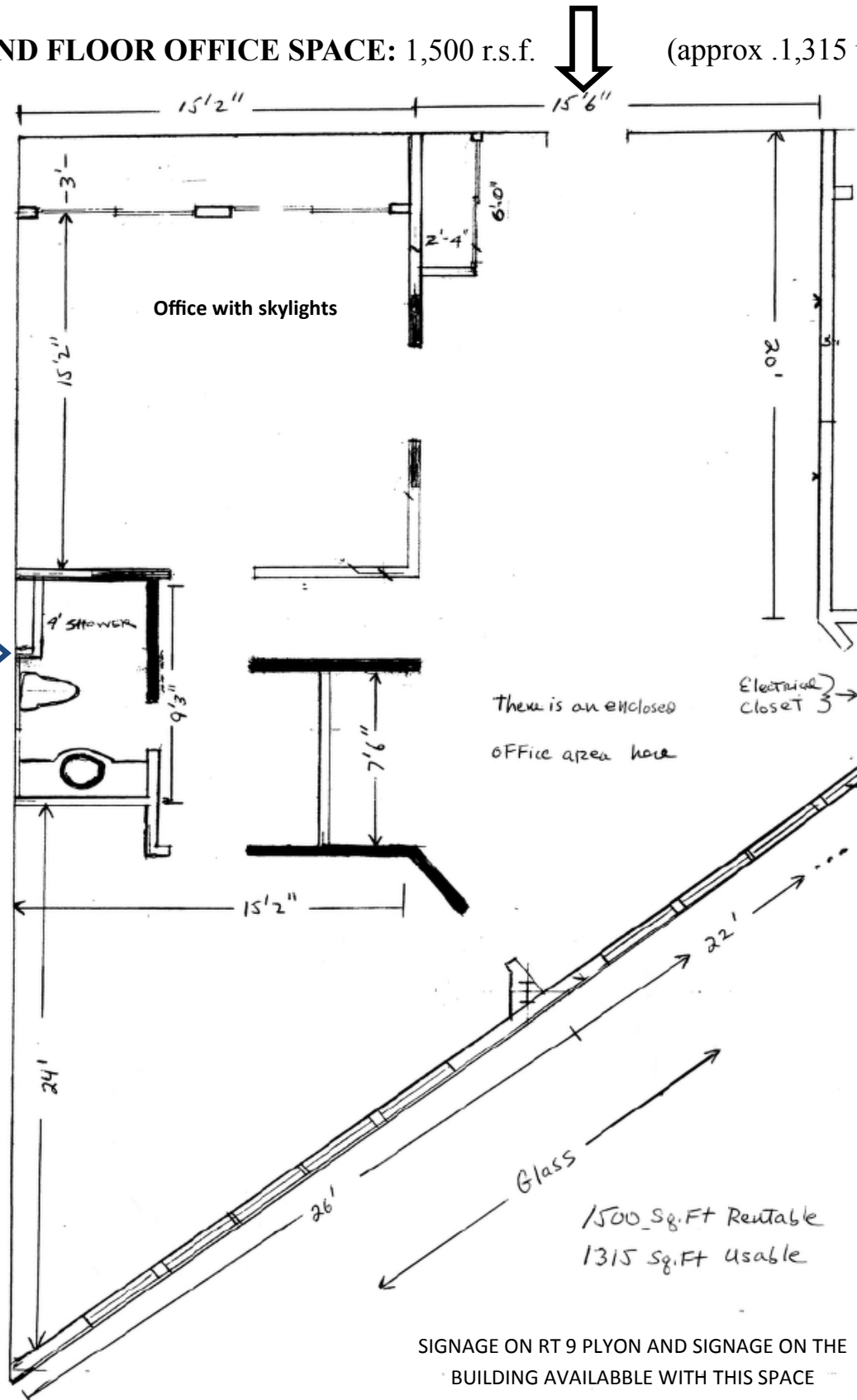
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Plumbing for food prep or uses.



Chocolate Therapy - Framingham

SECOND FLOOR OFFICE SPACE: 1,500 r.s.f.

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Great visibility and signage on Route 9.



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	13,337	87,768	147,586
2023 Population:	13,917	90,314	152,160
Pop Growth 2018-2023:	4.35%	2.90%	3.10%
Average Age:	40.10	39.20	39.90
Households			
2018 Total Households:	5,536	34,386	57,188
HH Growth 2018-2023:	4.43%	3.07%	3.24%
Median Household Inc:	\$91,923	\$84,524	\$101,378
Avg Household Size:	2.40	2.40	2.50
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$426,410	\$426,974	\$485,345
Median Year Built:	1963	1959	1962

Location of available retail store or office first floor



