



**AVAILABLE FOR LEASE
MEDICAL or OFFICE SUBLEASE
24 MYRTLE ST.
FRAMINGHAM, MA**



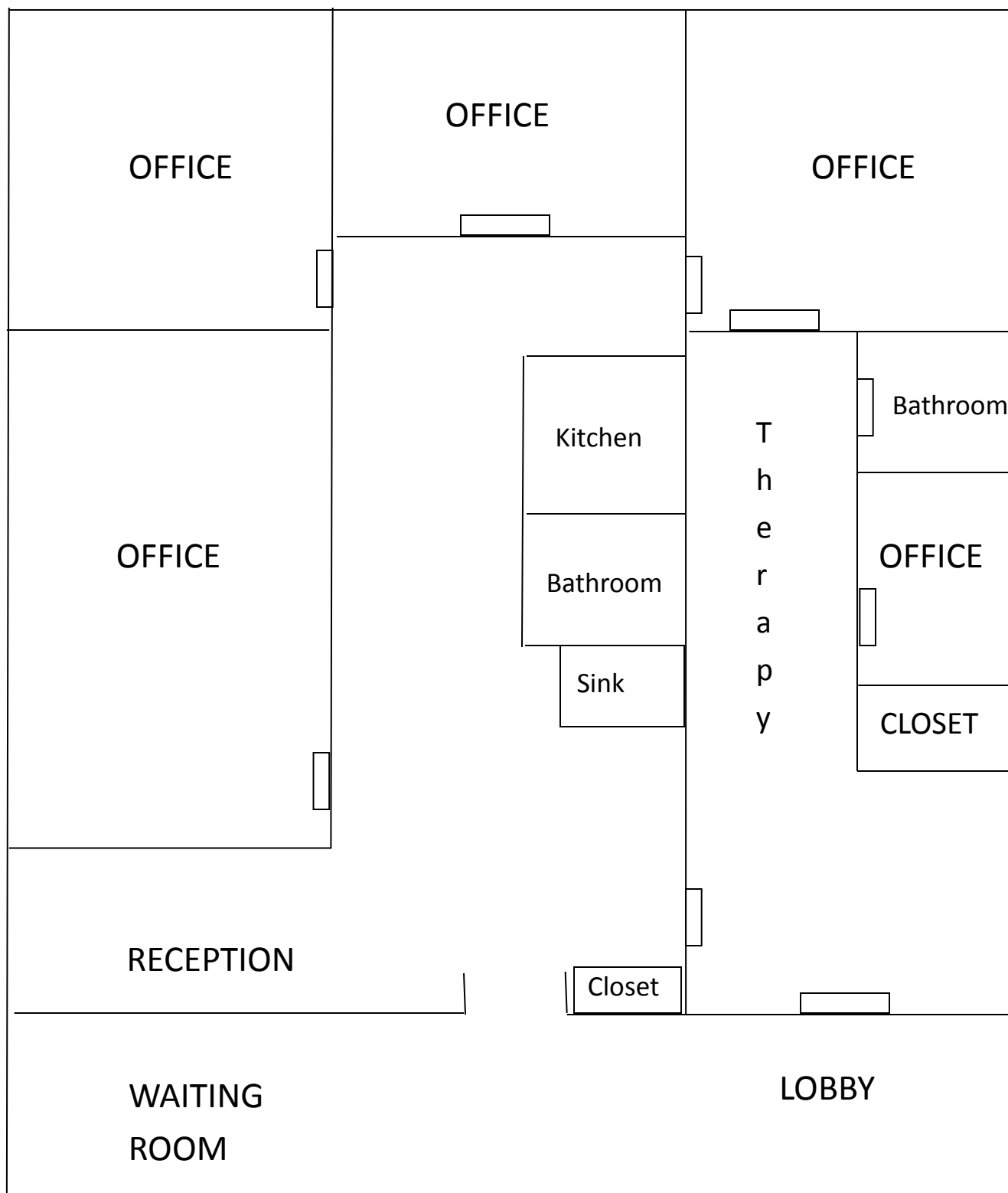
Currently used as acupuncture plus additional services medical office.

Convenient location within walking distance to Metrowest Medical Center, Train and all Downtown Framingham amenities. Handicapped accessible and h.c. bathroom within unit.

For Sublease: Approx. 1,750 s.f. First floor space - multiple offices & bathrooms within unit.
Sublease thru: October 31, 2023. Longer term or options available
Asking rent: \$1,850/m + electric (heat & plugs)
Zoning: Professional

Exclusive Listing Broker - Marlene Aron
Senior Associate Broker
Metrowest Commercial Real Estate, LLC
ma@metrowestcre.com ~ www.metrowestcre.com
508-740-0000 mobile

8/27/2020



Great location. Close to Framingham Medical



Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	16,907	80,384	145,868
2025 Population:	17,241	82,273	149,892
Pop Growth 2020-2025:	1.98%	2.35%	2.76%
Average Age:	37.20	38.80	39.80
Households			
2020 Total Households:	6,357	31,736	56,804
HH Growth 2020-2025:	2.22%	2.54%	2.88%
Median Household Inc:	\$53,839	\$84,620	\$104,369
Avg Household Size:	2.30	2.40	2.50
2020 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$349,479	\$437,742	\$507,997
Median Year Built:	1952	1965	1964

Zoning - P



USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 ³ B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
1. RESIDENTIAL														
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	1
B. Two-family Dwelling ⁸	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	2
C. Multi-family Dwelling	N	N	N	N	N	Y ¹⁰	N	N	N	N	N	N	N	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	N	N	N	N	N	N	N	2

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 ³ B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y ⁹	SPP	N	N	N	N	N	N	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y ⁹	SPP	N	N	N	N	N	N	*
G. Assisted Living or Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	3
2. RESIDENTIAL ACCESSORY														
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
G. Amateur radio tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
3. INSTITUTIONAL AND RECREATIONAL														
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	SPP	N	N	SPP	N	none



USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	SP	N	SP	SP	N	N	7
H. Licensed nursing, rest, or convalescent home, Hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	N	N	SP	SP	N	SPP	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	N	N	N	N	SPP	SPP	Y	-	6
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	SPP	N	N	N	N	SPP	13
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	N	N	Y	Y	N	Y	23
4. AGRICULTURAL														
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPZ	Y	Y	Y	Y	Y	Y	Y	17
USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
B. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	Y	N	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	19
5. COMMERCIAL														
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	15
B. Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	16
D. Retail Services	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	19
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	-	19
F. Service Establishment	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	18
G. Veterinary Services	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	-	14
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	N	26
I. Workshop	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	-	21
J. Restaurant	N	N	SP	Y	Y	Y ¹¹	Y	SP	N	SP	SP	N	-	9
K. Fast Food Establishment	N	N	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	-	10
L. Brew Pubs	N	N	SP	SP	Y	Y ¹¹	Y	N	N	N	N	N	N	10
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	-	None



USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ⁵	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	Parking code
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	N	SPP	N	N	N	N	N	-	None
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	-	6
P. Gasoline service station	N	N	N	N	SP	N	SP	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	-	None
R. Radio or Television Studio	N	N	N	SP	SP	SP	Y	N	N	Y	Y	N	Y	24
T. Carwash	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	27
U. Automobile Repair	N	N	N	N	N	N	SP	N	N	N	N	N	N	21
V. Automobile Dealer	N	N	N	N	N	N	SP	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	4
X. Hotel	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	N	4
6. MANUFACTURING AND INDUSTRIAL														
A. Research, Development & Laboratories	N	N	N	SP	SP	SP	SP	N	N	Y	Y	N	Y	25
B. Wholesale Business	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	24
C. Processing, assembly and manufacturing	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	25
D. Commercial Dealers	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	24
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E. Retail and wholesale ice dealers	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	24
G. Bottling works	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	25
H. Stone or Monument Works	N	N	N	N	N	N	N	N	N	Y	Y	N	N	25
I. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	Y	N	Y	25
J. Delivery services	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	24
N. Artisan Production/Creative Enterprise	N	N	N	Y	Y	Y	Y	SPP	N	N	N	N	N	
O. Brewery, Distillery, or Winery with Tasting Room	N	N	N	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	25

Full zoning information can be viewed at <http://www.framinghamma.gov/>

