

An aerial photograph of a large, single-story medical office building with a grey roof and white walls. The building features a central entrance with glass doors and windows. To the left of the building is a large green baseball field with a brown infield and a yellow fence. To the right is a parking lot with several cars. The building has signs for 'UMass Memorial Medical Group' and 'Urgent Care'. A purple and yellow graphic overlay is positioned in the upper center of the image.

333
**SOUTHWEST
CUTOFF**
Northborough, MA

**PREMIER SUBURBAN MEDICAL OFFICE BUILDING
AVAILABLE TO PURCHASE**

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INTRODUCING 333 SOUTHWEST CUTOFF: A PREMIER MEDICAL OFFICE BUILDING

Kelleher & Sadowsky is pleased to introduce 333 Southwest Cutoff which is a premier +/- 27,000 SF medical office conveniently located off Route 9 on Route 20 opposite the thriving, open-air shopping destination, Northborough Crossing.

This six-year-old building's primary tenant is UMass Memorial Medical Group who occupies approximately 74% of the total square feet. Other tenants are New England Baseball Enterprises and 3Step Sports. The adjacent New England Baseball Complex hosts games and tournaments throughout the year which generate more than 200,000 visitors annually.

AVAILABLE TO PURCHASE IN NORTHBOROUGH, MASSACHUSETTS

True Owner	Northacres, LLC
Parcel ID	109.0-0011-0000.0
Building Area	+/- 26,886 square feet
Land Area	+/- 2 acres
Topography	Flat

Space Type	Medical Office/Office
Utilities	Town Water & Sewer
Heat Type	Natural Gas
Zoning Summary	Industrial
Sale Price	Negotiable






**UMassMemorial
 Medical Group**

UMASS MEMORIAL MEDICAL GROUP IS THE ANCHOR TENANT AT 333 SOUTHWEST CUTOFF

UMass Memorial Medical Group, an investment grade tenant, is a dedicated, multi-specialty network of more than 1,100 doctors who serve Central Massachusetts. One of the largest group medical practices on the East Coast, they also are the clinical partner of the University of Massachusetts Medical School. Their academic connections allow them to constantly provide leading-edge care to their patients.

As members of the UMass Memorial Health system, their doctors offer day-to-day health care to patients. They also offer specialty care in areas such as cardiology, orthopedics, cancer, surgery, women's health and children's medical services.

THEIR PHYSICIANS CARE FOR PATIENTS AT:

9 hospitals	5 community health centers	91 hospital-licensed clinics	79 office-based practices (including CMG)
3 rehabilitation facilities	7 urgent care centers	25 nursing homes	

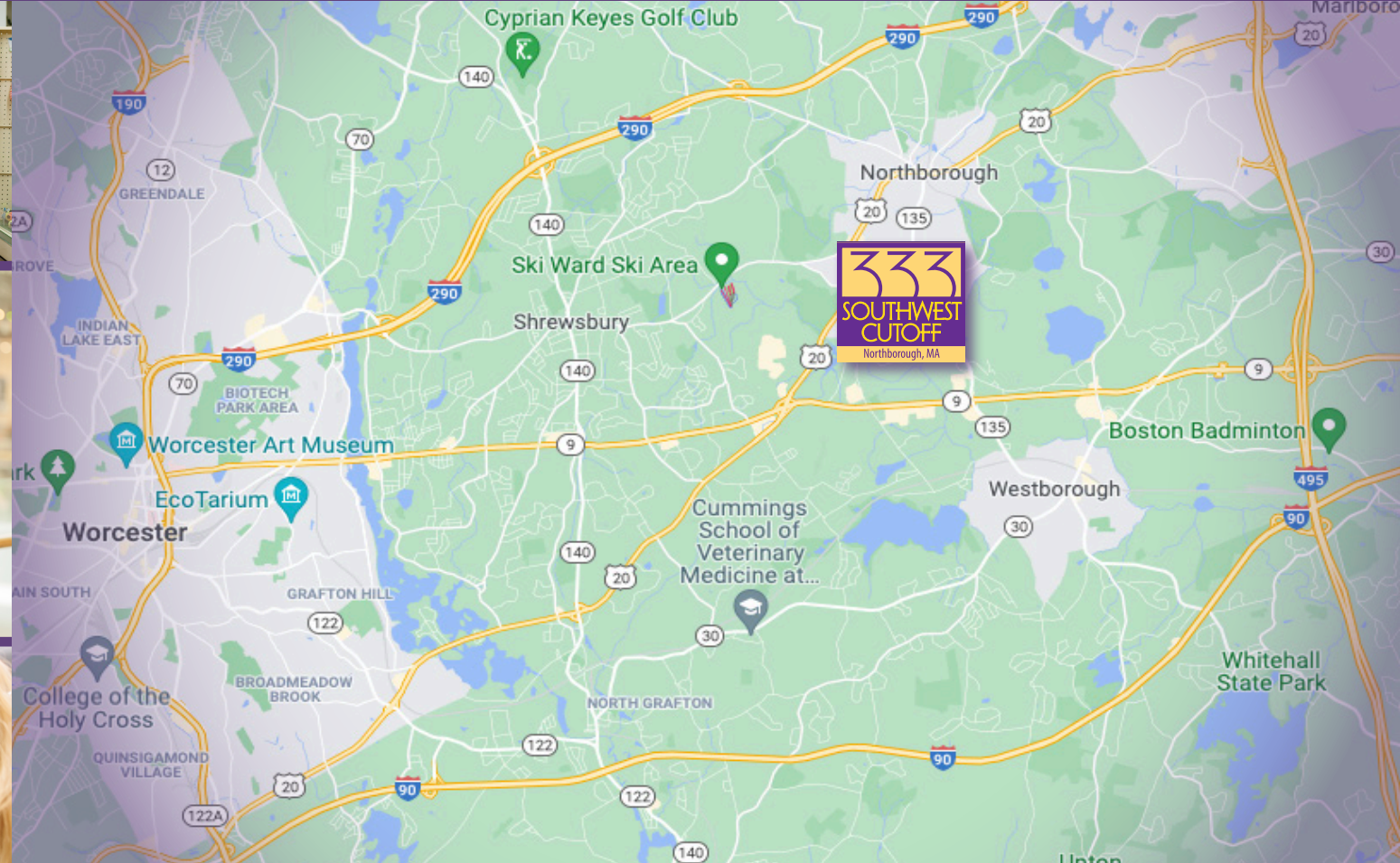
The building was developed for UMass Medical Group in 2015 at which time they occupied +/- 14,000 SF. Originally, the space was occupied by their Family Medical Practice as well as Carewell Urgent Care.

In December 2021, UMass will be expanding their footprint by +/- 6,000 SF for their ophthalmology practice, and extending their lease through 2031.



CONVENIENTLY LOCATED OPPOSITE NORTHBOROUGH CROSSING SHOPPING MALL, THE MOST SUCCESSFUL REGIONAL MALL IN THE MARKET, INCLUDING ONE OF THE MOST POPULAR WEGMANS IN THE STATE.

HIGHLY ACCESSIBLE TO GROWING, AFFLUENT SUBURBAN POPULATION. LOCATED AT THE INTERSECTION OF ROUTES 9 AND 20.



TRAFFIC COUNTS

Rte 9	51,620 VPD +/-
Rte. 20	11,070 VPD +/-

DEMOGRAPHICS

	3 mile	5 mile	7 mile
Population	38,747	87,848	438,854
Average Household Income	\$134,417	\$124,553	\$98,324
Daytime Population	14,082	33,129	164,702





Northborough, MA

For more information, please contact:

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