

MEDICAL OFFICE CONDO UNIT: LEASE OR SALE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
AVAILABLE SF:	900 SF
LOT SIZE:	3.19 Acres
BUILDING SIZE:	900 SF
RENOVATED:	2011
ZONING:	P
MARKET:	Boston
SUBMARKET:	Framingham/Natick
TRAFFIC COUNT:	19,183
PRICE / SF:	-

PROPERTY OVERVIEW

Own or lease in #1 medical building in Framingham: 900 sq ft condominium unit 203. Very well maintained property. There are approximately 230 parking spaces. The property has over 30 medical practitioners. The location in building has great natural light & access to beautiful common area waiting atrium. Renovation updates include in-suite bathroom, major electric upgrade, all rooms wired for flat screen TV, and state-of-the-art cable ports. In-suite & common area bathrooms. Elevator in building. Inquire for condo fees for purchase, or monthly lease rate. Condo fees includes municipal real estate taxes, common area maintenance, water & sewer, management, snow removal, janitorial, rubbish removal, window cleaning, capital expenditure, carpet cleaning & land lease fees. Land is leased from the Town of Framingham until 2033. Negotiations pending to renew land lease or purchase from Town. Available to purchase outright or lease full time or just a few days a week. If unit is purchased, optional income opportunity: seller is willing to leaseback for a few days a week. Lease to own option available.

PROPERTY HIGHLIGHTS

- Approx. 900 sq. ft. condo unit in very well maintained medical office building
- Adjacent to Framingham Union Hospital / MetroWest Medical Center & Medical Arts Building
- Over 30 medical practitioners in the building
- 230 parking spaces
- Purchase or lease. Option for sale w/ partial leaseback. Lease to own available.

KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702

**SALE PRICE****SUBJECT TO OFFER****LOCATION INFORMATION**

Building Name	Lincoln Medical Center #203
Street Address	61 Lincoln Street
City, State, Zip	Framingham, MA 01702
County/Township	Middlesex
Market	Boston
Submarket	Framingham/Natick
Cross Streets	Between Union Avenue & Concord Street
Side Of Street	North
Road Type	Paved

BUILDING INFORMATION

Building Size	900 SF
Price / SF	-
Year Built	1986
Last Renovated	2011
Building Class	B
Tenancy	Multiple
Number Of Floors	3
Average Floor Size	14,799 SF
Load Factor	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Medical Office
Property Subtype	Medical
Zoning	P
Lot Size	3.19 Acres
APN#	121-88-5375-203
Submarket	Framingham/Natick
Lot Frontage	434
Traffic Count	19,183
Traffic Count Street	Concord St x Howard St (SW) Year
	2010
MLS ID#	MLSPIN 72349207 (sale) & 72350761 (lease)

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.3
Number Of Spaces	230
Parking Description	230 paved striped surface parking spaces

UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	1
Exterior Description	Professionally well maintained by condominium association
Interior Description	Professionally well maintained by condominium association

KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

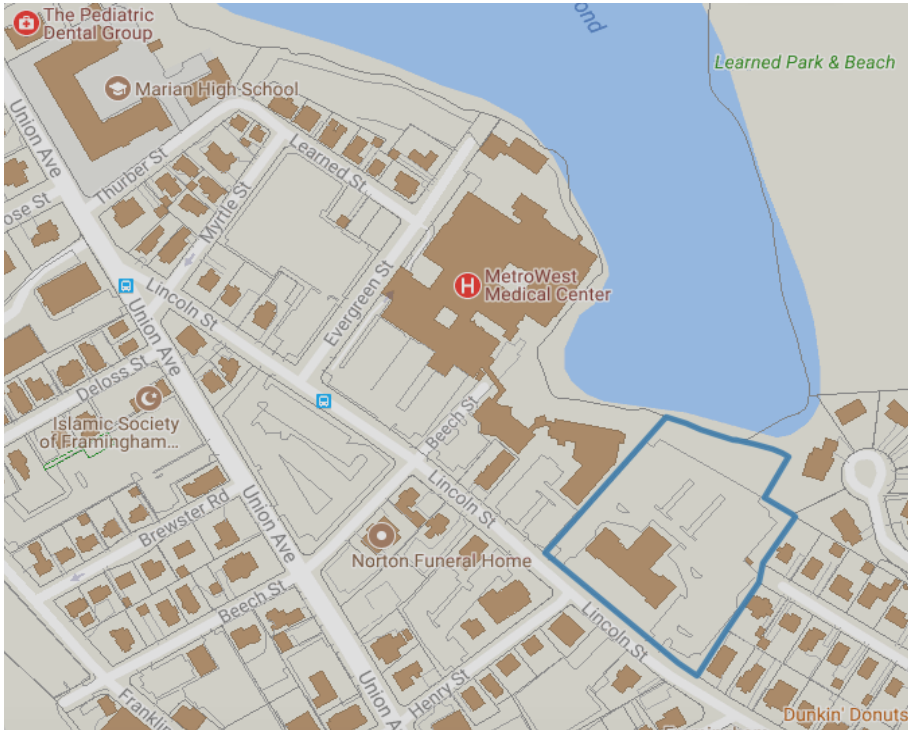
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

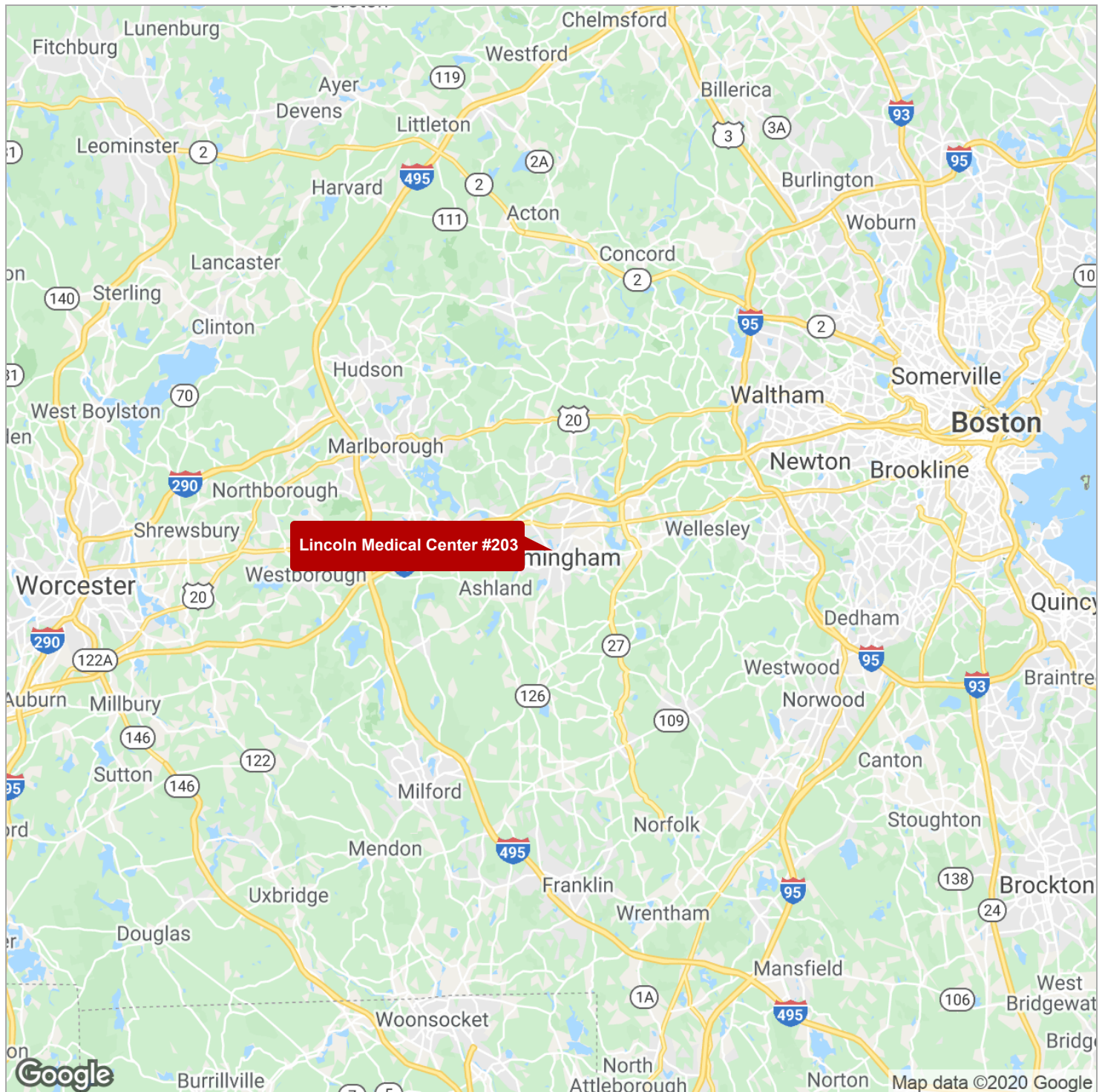
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>



KW
COMMERCIAL



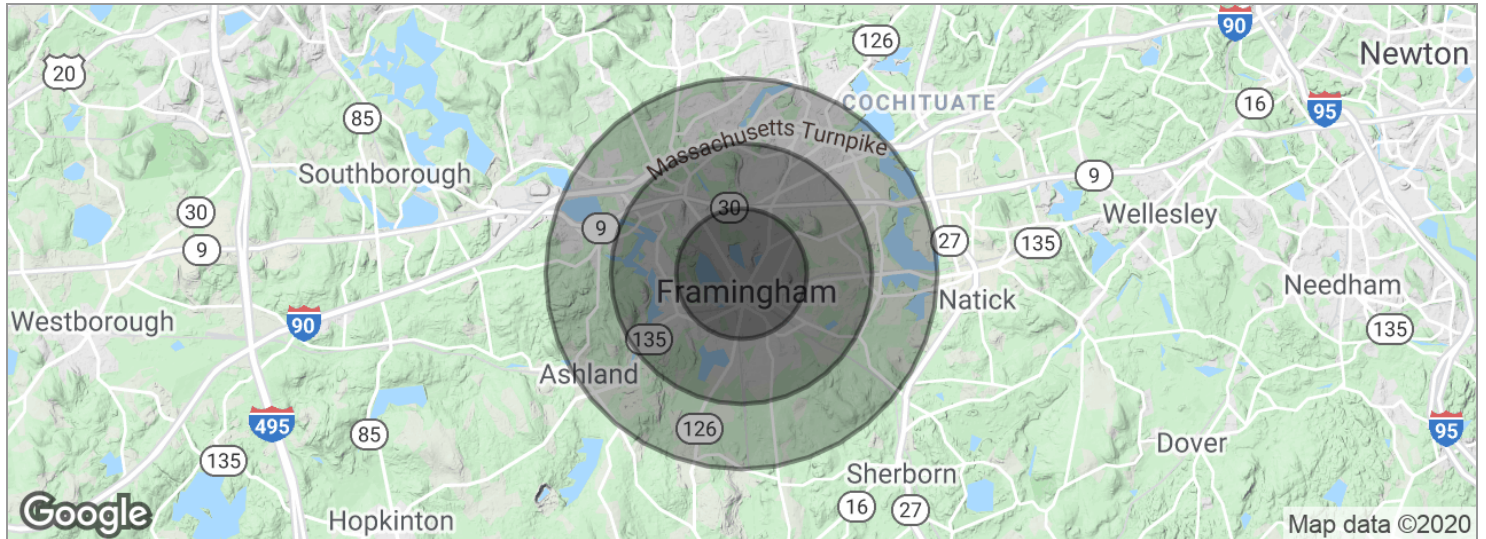
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>

MEDICAL OFFICE FOR SALE OR LEASE

LINCOLN MEDICAL CENTER #203

61 Lincoln Street, Framingham, MA 01702



POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,248	50,842	80,471
Median age	35.5	34.4	36.3
Median age (male)	34.8	33.2	34.9
Median age (Female)	36.2	35.7	37.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,458	19,964	32,324
# of persons per HH	2.4	2.5	2.5
Average HH income	\$61,209	\$65,941	\$78,969
Average house value	\$330,071	\$354,221	\$372,537

* Demographic data derived from 2010 US Census

KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

CLIFF NULMAN
Broker Associate
O: 978.393.4700
C: 401.524.3716
cliffnulman@gmail.com
MA #148625 - RI #B16929

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://strategycommercial.kw.com/>