

MEDICAL OFFICE CONDO UNIT: LEASE OR SALE

LINCOLN MEDICAL CENTER #208

61 Lincoln Street, Framingham, MA 01702



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
AVAILABLE SF:	684 SF
LOT SIZE:	3.19 Acres
BUILDING SIZE:	684 SF
ZONING:	P
MARKET:	Boston
SUBMARKET:	Framingham/Natick
TRAFFIC COUNT:	19,183
PRICE / SF:	-

PROPERTY OVERVIEW

Own or lease in #1 medical building in Framingham - 684 sq ft condominium unit 208. Very well maintained property. There are approximately 230 parking spaces. The property has over 30 medical practitioners. Marble countertops and cabinet renovations. Best location in building: natural light in unit, direct access to beautiful common area glass atrium waiting area and near elevator. In-suite & common area bathrooms. Inquire for condo fees for purchase otherwise inquire for monthly lease rate. Condo fees includes municipal real estate tax, 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. 684 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.

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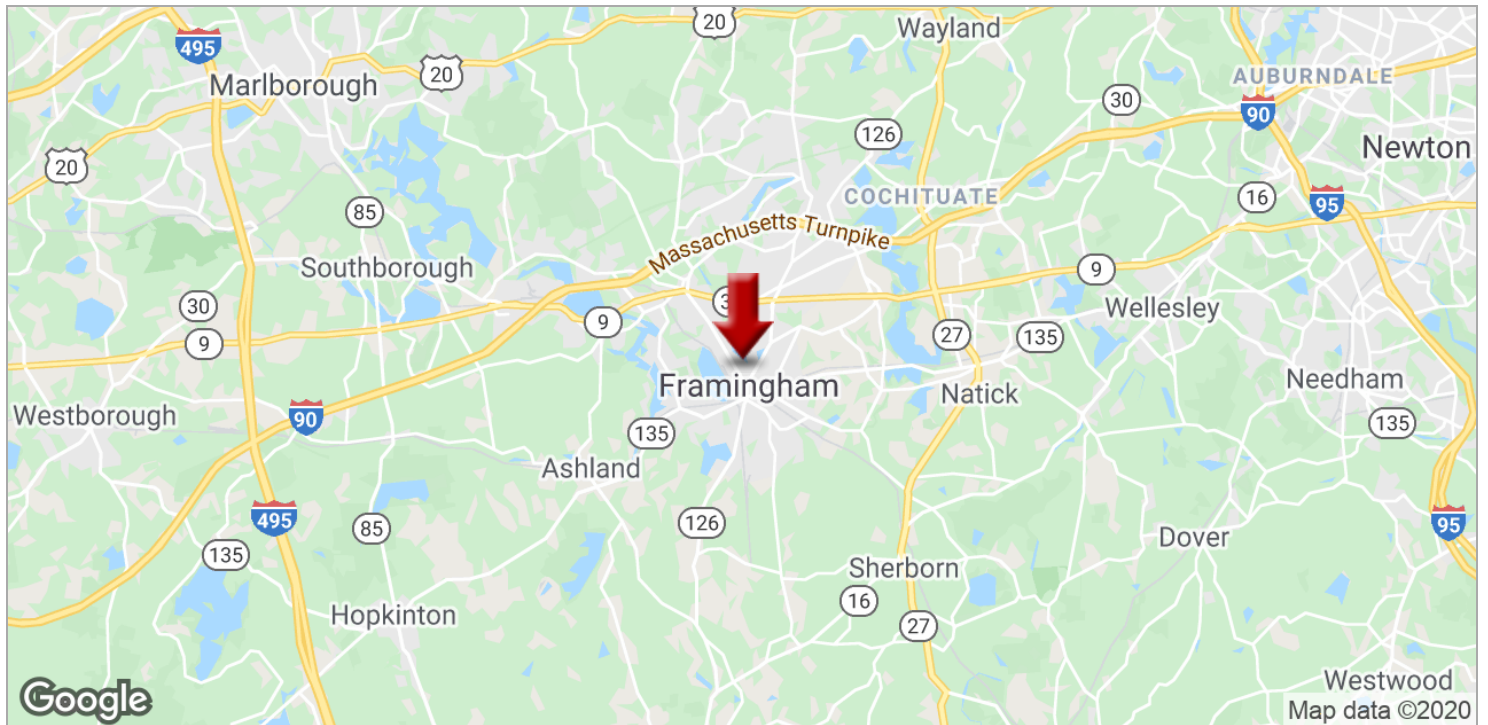
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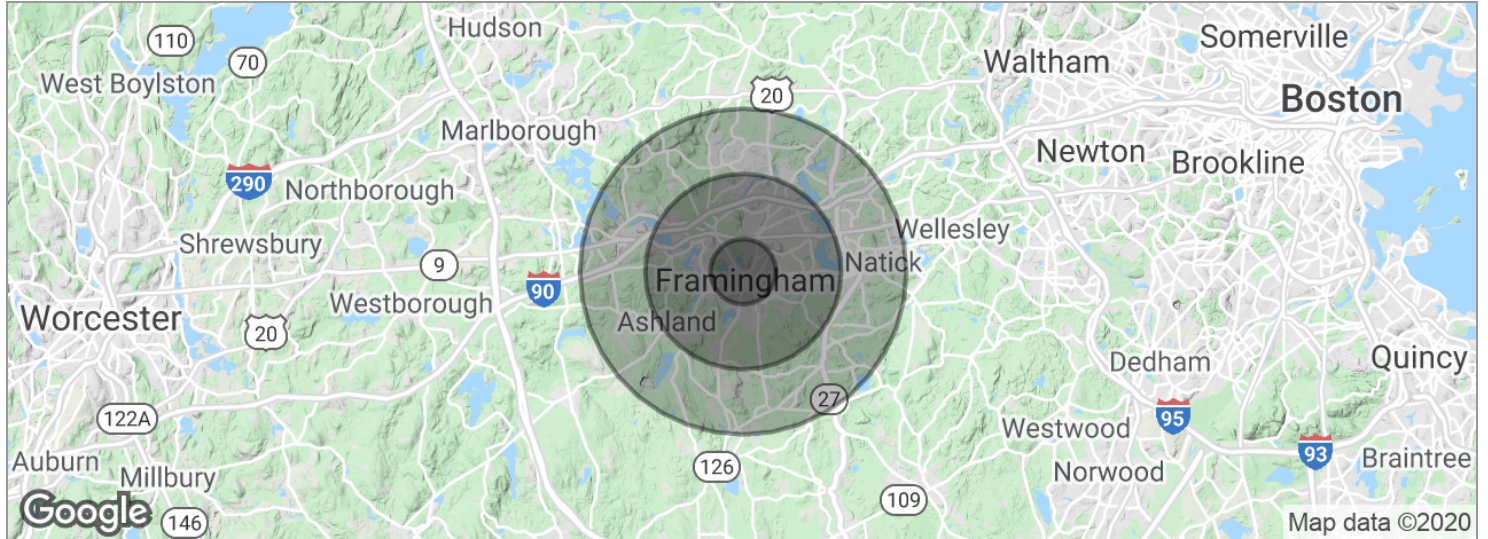
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,307	80,987	145,497
Median age	40.1	37.5	39.1
Median age (male)	37.1	35.9	38.0
Median age (Female)	43.4	39.2	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,941	32,566	57,107
# of persons per HH	2.4	2.5	2.5
Average HH income	\$78,227	\$81,814	\$99,064
Average house value	\$402,886	\$394,412	\$443,775

** Demographic data derived from 2010 US Census*

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