



12-36 E Central Street

36 E Central Street, Franklin, MA 02038



Each office is
independently
owned and
operated.



Eileen Mason

RE/MAX Executive Realty
308 E. Central St., Ste. E, Franklin, MA 02038
emason11@verizon.net
(508) 330-4234
License: Sales Agent



22L Left - Main Entrance in Parking Lot

12-36 E Central Street

\$33.60 /SF/Year

Office space with private entrance, large parking lot available immediately. Great sunlight and access for 7 private office. Spaces can be leased individually for \$700-900 per month including utilities or as one large office space for one company. Come join the businesses in Downtown Franklin and be part of the revitalized community.

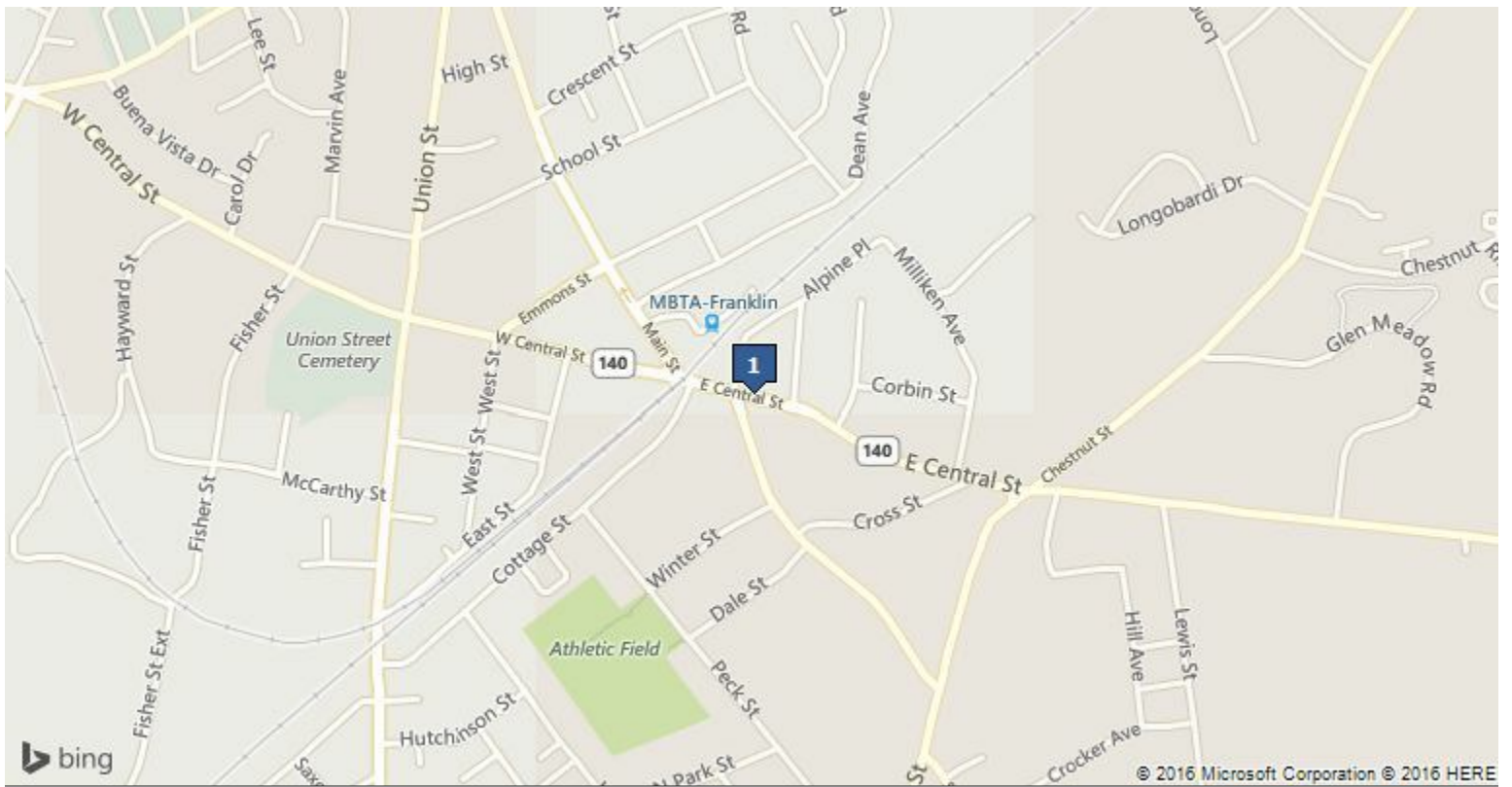
- NEW office/professional retail spaces 2016
- Includes heat and electricity for private office use.
- Includes Kitchenette, two common restrooms
- Downtown Location
- Walk to MBTA to Boston

Total Space Available:	250 SF
Rental Rate:	\$33.60 /SF/Year
Min. Divisible:	115 SF
Max. Contiguous:	2,850 SF
Property Type:	Office
Property Sub-type:	Executive Suite
Construction Status:	Under Construction/Proposed
Building Size:	25,270 SF
Year Built:	2015
Build to Suit:	Yes

Space 36 - Lower Level

Space Available	250 SF
Rental Rate	\$700 /Month
Space / Lot Type	Executive Suite
Min. Divisible	115 SF
Max. Contiguous	2,850 SF
Lease Type	Modified Gross
Date Available	Jan 2016
Lease Term	12 Months
No. Parking Spaces	7

7 Private Office Spaces available for Lease. Includes utilities.



36 E Central Street, Franklin, MA 02038

Downtown, Main Street location with high visibility and walking distance to MBTA, banks, restaurants, Post Office, Shops and Professional Services. Active Downtown Partnership, business community.

Property Photos

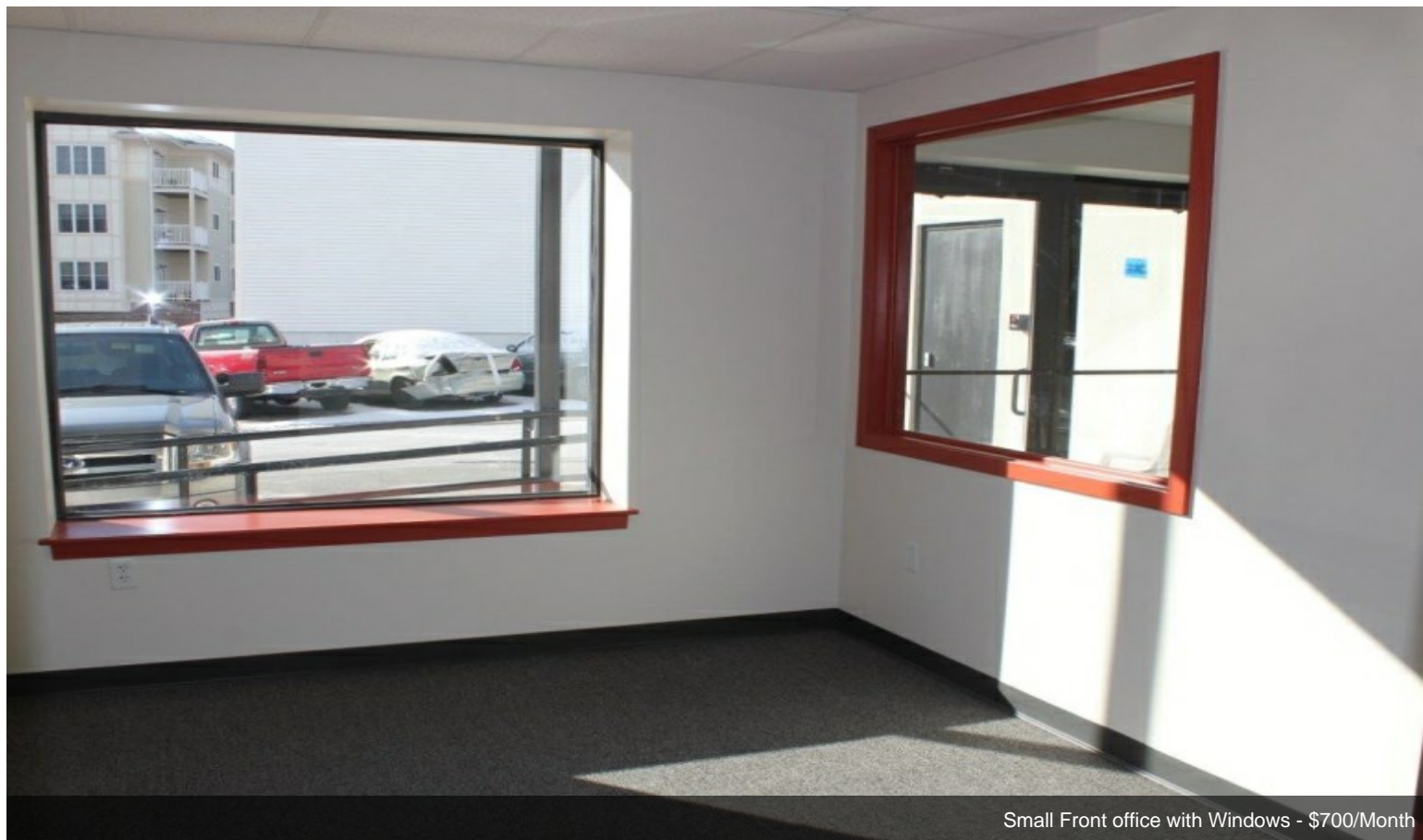


Main Hallway



Looking back at Front Entrance

Property Photos



Property Photos

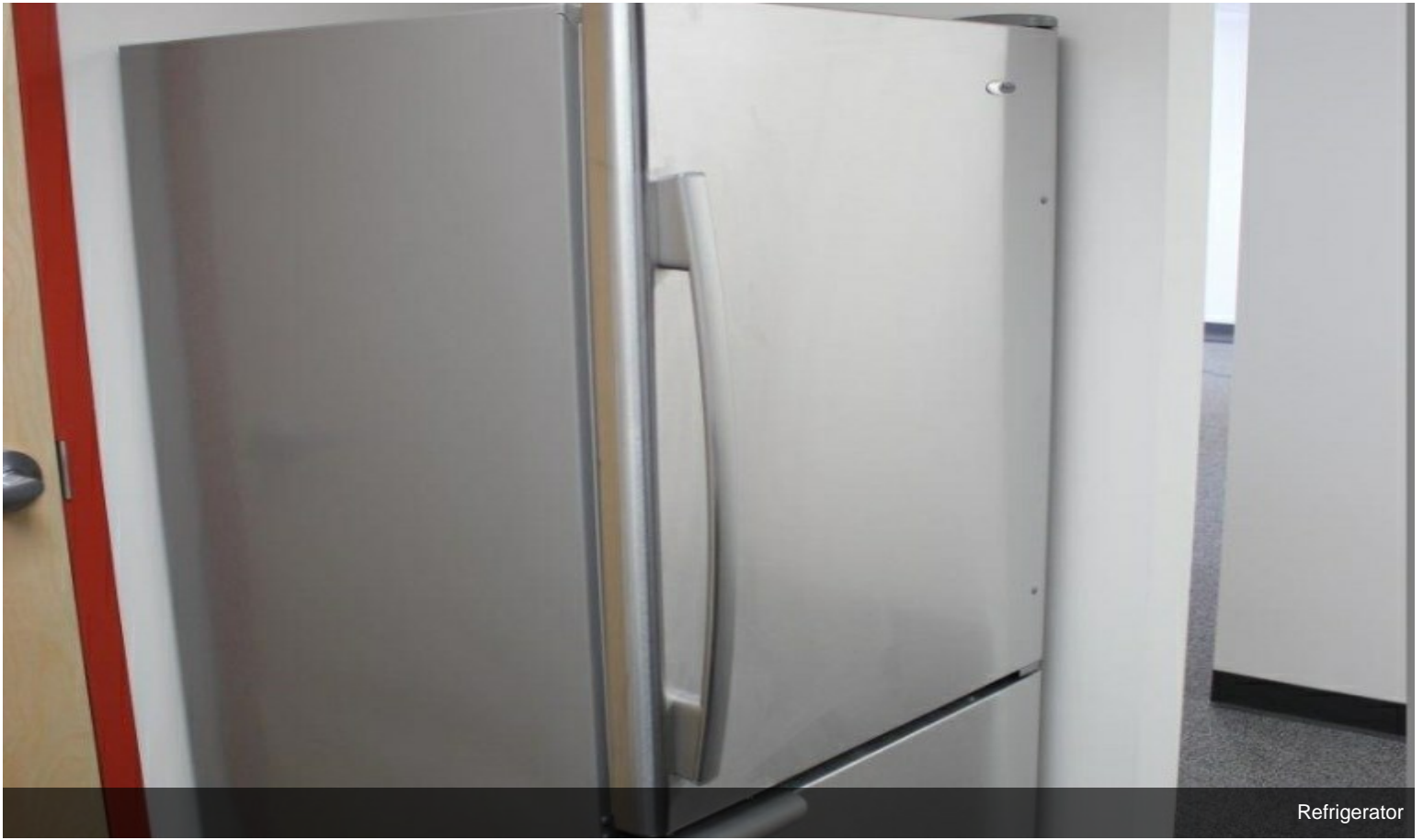


Inside office \$700/month

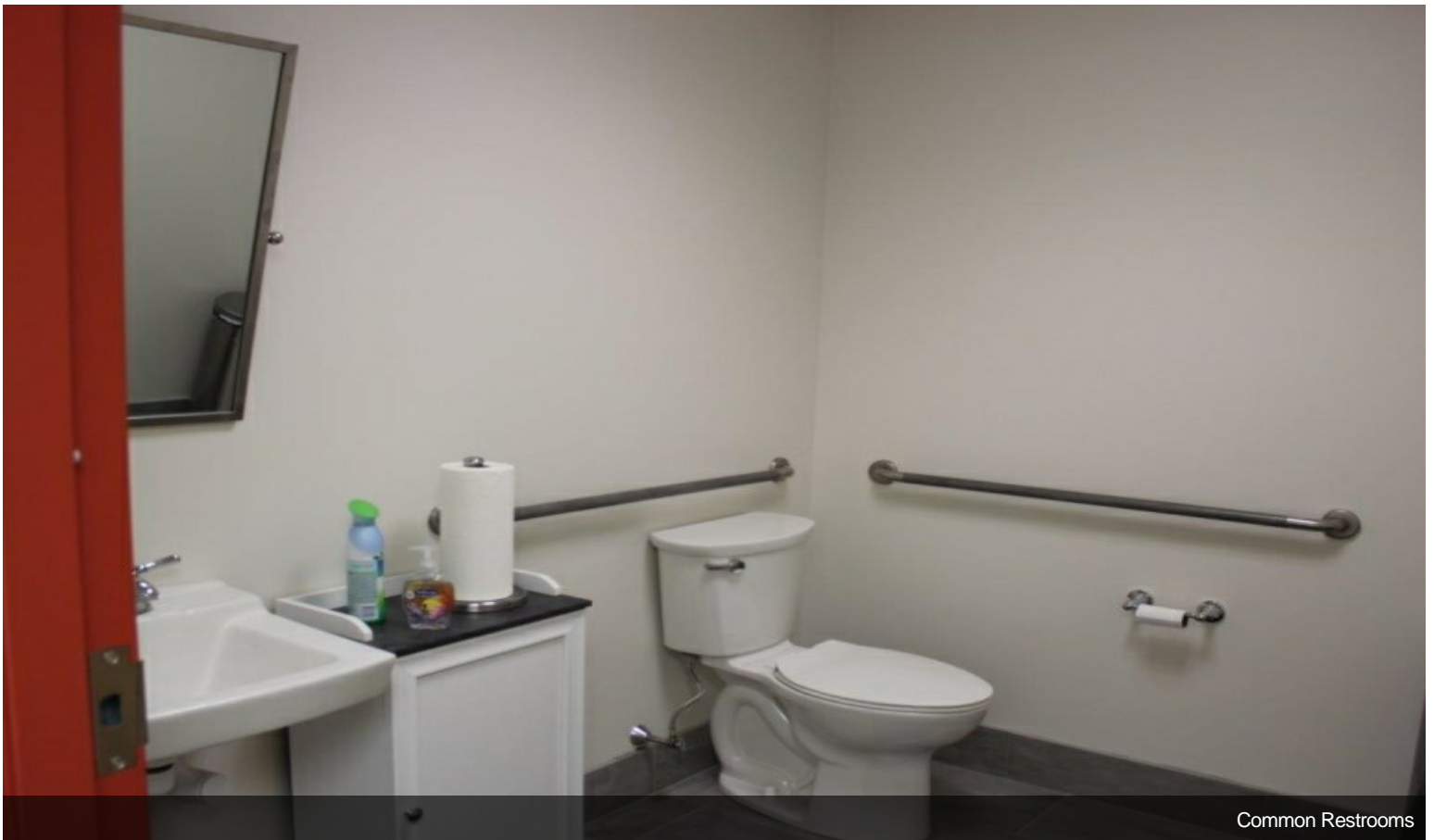


Common Kitchenette

Property Photos



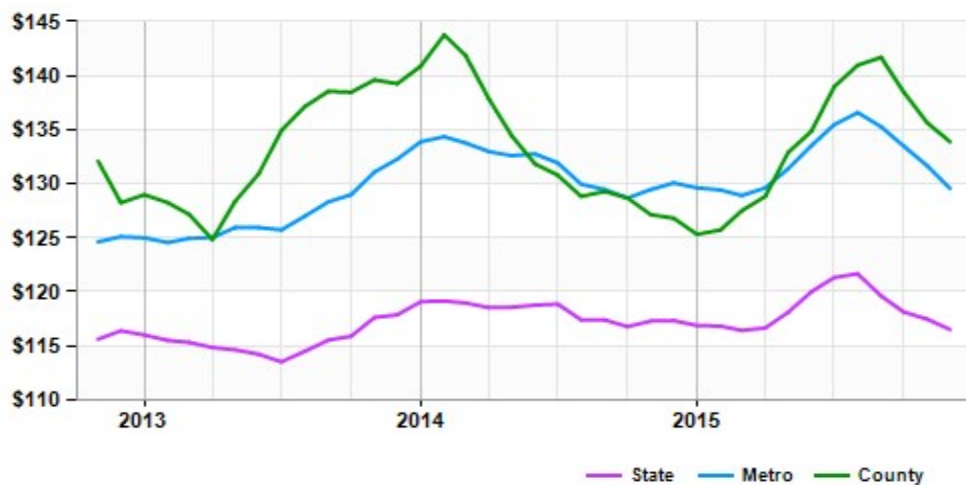
Refrigerator



Common Restrooms

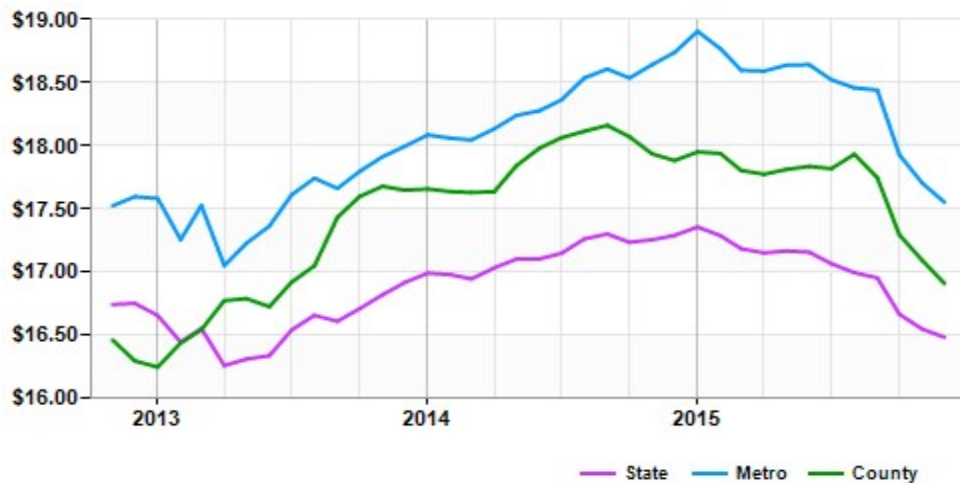
Market Trends

Asking Prices Office for Sale Franklin, MA (\$/SF)



	Dec 15	vs. 3 mo. prior	Y-O-Y
State	\$117	-2.6%	-0.7%
Metro	\$130	-4.2%	-0.4%
County	\$134	-5.5%	+5.6%

Asking Rent Office for Lease Franklin, MA (\$/SF/Year)



	Dec 15	vs. 3 mo. prior	Y-O-Y
State	\$16.48	-2.8%	-4.7%
Metro	\$17.55	-4.8%	-6.3%
County	\$16.91	-4.7%	-5.4%