

1085 Worcester Street | Natick, Massachusetts

FOR SALE OR LEASE



9,300+/- SF Office Building for Sale or Lease

1085 Worcester Street is a 9,300+/- SF Office Building located on the Westbound side of Route 9 with easy access to The Mass Pike, Route 128, and I-495. Ideal setting in the heart of Metrowest.

- Attractive views of Lake Cochituate
- Signage on Route 9
- Subdividable

Sale Price: \$2,050,000

Rental Rate: \$17.75 SF + Tenant Electric

For more information please contact:

Craig Johnston 508-651-9022, cjohnston@rwholmes.com
Dean Blackey 508-651-9019, dblackey@rwholmes.com
Garry Holmes 508-651-9020, gholmes@rwholmes.com

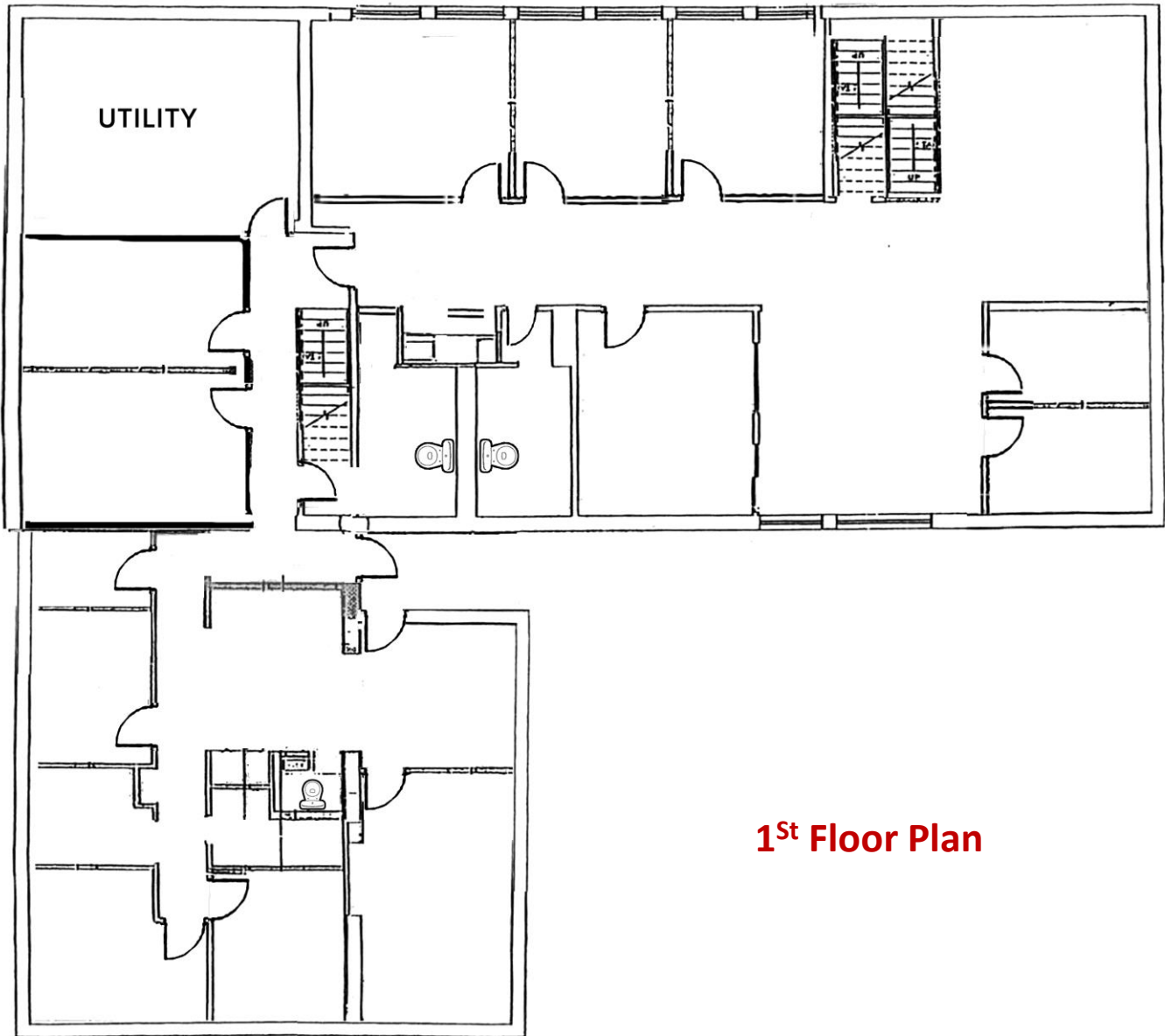


R.W. HOLMES
COMMERCIAL REAL ESTATE

321 Commonwealth Road, Suite 202, Wayland, MA. 01778 | Phone (508) 655-5626 www.rwholmes.com

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1st Floor Plan

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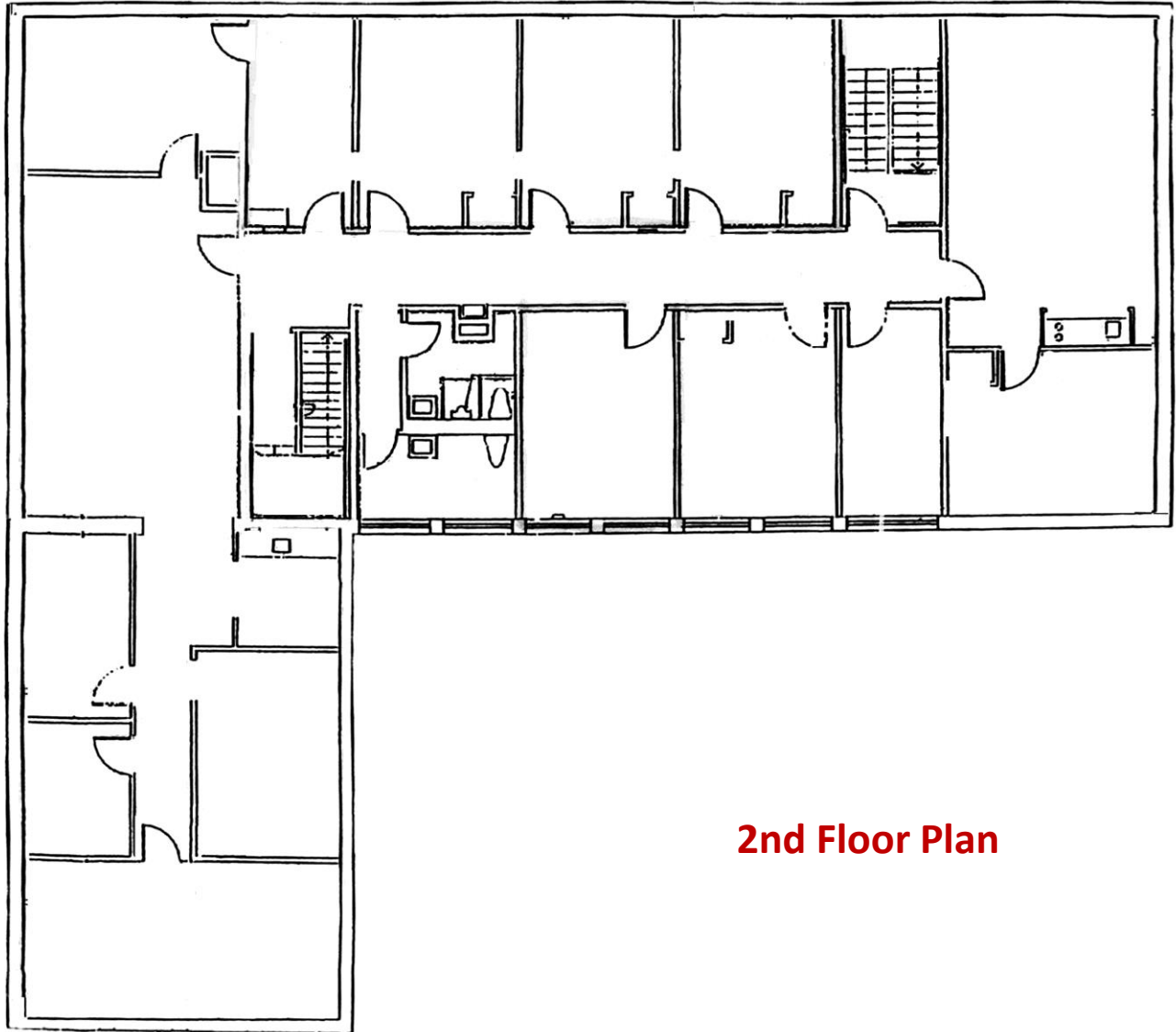
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2nd Floor Plan

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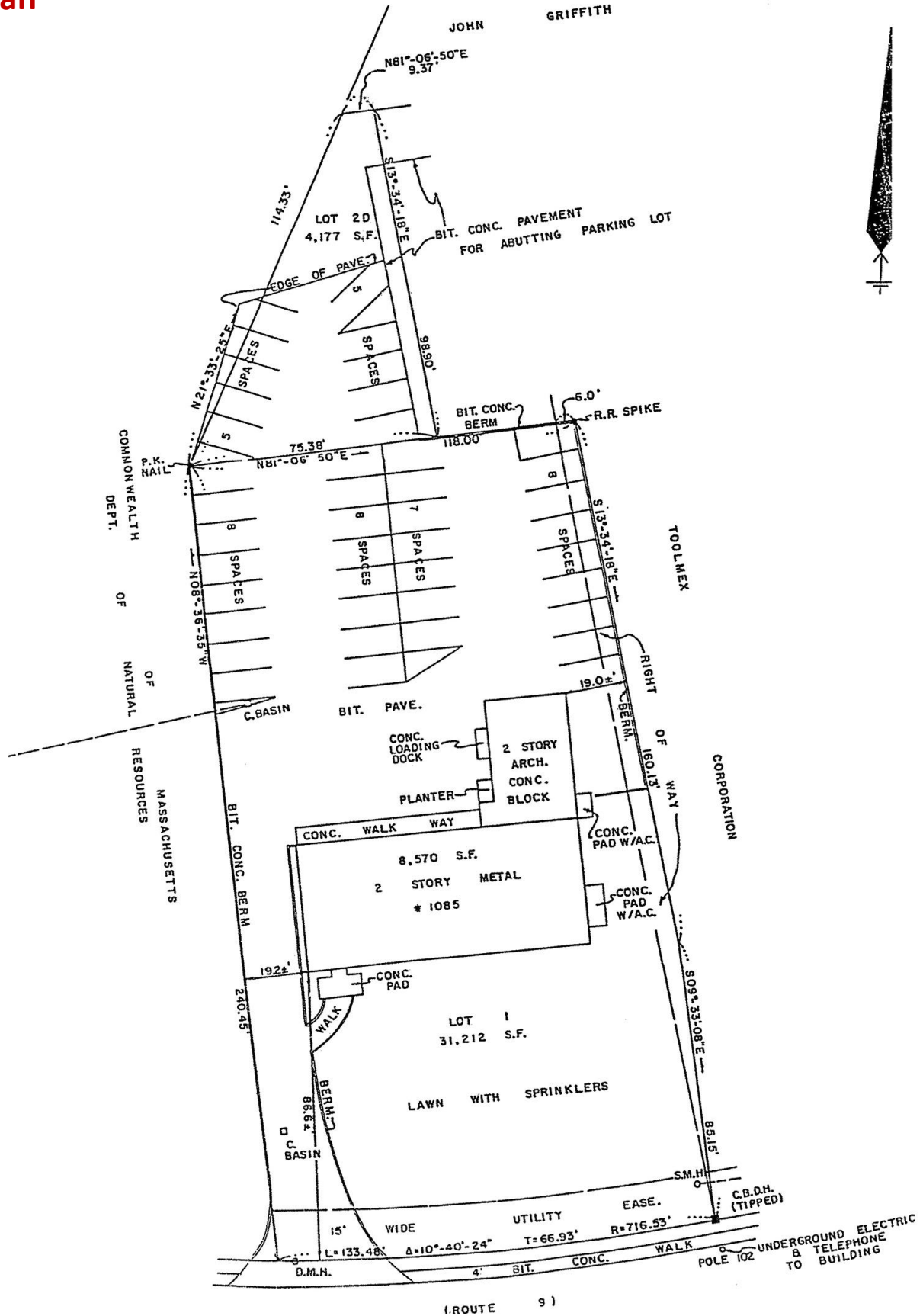
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Site Plan



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1085 Worcester Road, Natick MA 2012-2016 Operating Expenses and Real Estate Taxes

	<u>Jan - Dec 12</u>	<u>Jan - Dec 13</u>	<u>Jan - Dec 14</u>	<u>Jan - Dec 15</u>	<u>Jan - Dec 16</u>
Operating Expenses					
Repairs and Maintenance					
Parking Lot Repairs			800	150	
Pest Control	450	300	450	450	300
Plumbing	505	300	2,389	300	1,062
Electrical	461	2,965	595	1,129	1,520
Roof		707	990	325	
HVAC	1,155	3,142	1,878	1,921	3,241
Cleaning Supplies	918	606	962	970	955
Cleaning	1,580	1,350	1,725	1,935	1,500
Fire Alarm & Safety	1,452	1,120	1,291	1,614	1,341
Rubbish removal	1,800	1,965	1,980	1,850	1,226
Repairs and Maintenance - Other	1,558	450	490	617	461
Total Repairs and Maintenance	<u>9,880</u>	<u>12,906</u>	<u>13,551</u>	<u>11,261</u>	<u>11,606</u>
Landscaping/Snow Removal					
Lawn Sprinkler Maintenance	283	230	210	420	231
Snow Removal	2,470	8,900	5,040	8,195	4,055
Landsacping	5,751	5,740	5,730	7,158	6,570
Total Landscaping/Snow Removal	<u>8,504</u>	<u>14,870</u>	<u>10,980</u>	<u>15,773</u>	<u>10,856</u>
Insurance	1,450	1,300	1,294	1,388	1,434
Utilities					
Water	1,814	2,478	4,757	2,423	2,399
Gas	2,323	2,641	3,120	3,408	2,231
Electricity	9,754	10,036	8,260	10,022	7,884
Total Utilities	<u>13,891</u>	<u>15,155</u>	<u>16,137</u>	<u>15,853</u>	<u>12,514</u>
Total Operating Expenses	<u>33,725</u>	<u>44,231</u>	<u>41,962</u>	<u>44,275</u>	<u>36,410</u>
Operating Expenses per SF	<u>\$3.71</u>	<u>\$4.86</u>	<u>\$4.61</u>	<u>\$4.87</u>	<u>\$4.00</u>
Real Estate Taxes	<u>18,059</u>	<u>18,425</u>	<u>17,991</u>	<u>17,642</u>	<u>16,969</u>
Real Estate Taxes per SF	<u>\$1.98</u>	<u>\$2.02</u>	<u>\$1.98</u>	<u>\$1.94</u>	<u>\$1.86</u>
Combined O/E & R/E per SF	<u><u>\$5.69</u></u>	<u><u>\$6.89</u></u>	<u><u>\$6.59</u></u>	<u><u>\$6.80</u></u>	<u><u>\$5.87</u></u>

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Rent Roll

	<u>Floor</u>	<u>Rentable SF</u>	<u>Rent/Month</u>	<u>Expiration</u>
<i>Papa Razzi</i>	1	398	\$600	TAW
<i>Web Reply</i>	1	2,600	\$4,121	10/31/18
<i>Vacant</i>	1	1,528	--	--
<i>Brilliant Lighting</i>	2	--	\$1,250	TAW
<i>Vacant</i>	2	1,790	--	--
<i>Vacant</i>	2	1,246	--	--

Notes:

Landlord can terminate the Web Reply lease with 60 days notice.

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