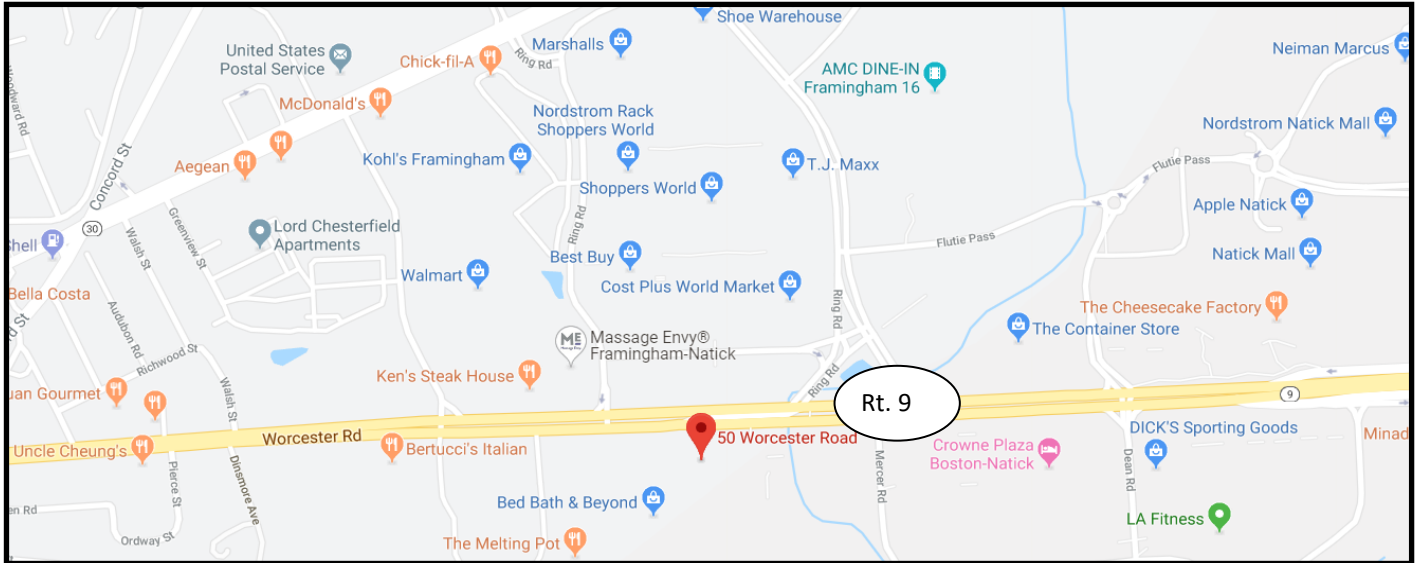




**METROWEST
COMMERCIAL R. E.**
THE REGIONAL EXPERTS

**“VENTURE WEST PLAZA”
RETAIL/OFFICE FOR LEASE**

**Rt. 9 - 50/60 Worcester Rd.
Framingham, MA**



“ Venture West Plaza ” is a superbly situated at “Ground Zero” in the “Golden Mile.” This modern retail/office plaza is on the east bound side of Route 9, directly across from Shoppers World and just minutes to the Mass Pike & Route 30. Constructed in 1987, this architecturally striking building delivers a signature presence on Route 9, ample parking and walking access to other restaurants and dozens of retailers. Join Legal Seafood, Snip Its, New Nail Spa, AT & T, Jos A Banks, Digital Credit Union, JM Diner, Fun & Games, Elizabeth Grady, medical & office tenants.

AVAILABLE:

2,700 r.s.f. (approx. 2,450 u.s.f.). Note: bathrooms are in lobby and not within usable s.f. Call for more details. Pylon and wall signage. Separately metered electric. 10’ ceiling height.

Asking: \$30/s.f. NNN. NNN = \$13.22/s.f. NNN includes heat/ac fuel.
Available 30-60 days notice. No sit-down restaurants can be considered for this space.

4,200 s.f. Fully built-out Retail or Urgent Care facility. Available now.
Reduced: \$38/s.f. NNN. NNN = \$13.22/s.f. NNN includes heat/ac fuel.

1,920 r.s.f. (approx. 1,600 u.s.f.) 2nd floor—front corner spot. Wide open space with large glass windows facing Route 9. Shared bathrooms in the lobby. Large approx. 70 seat meeting room—see attached floor plan. Rt. 9 signage and signage on the building. Available now. Approx 30’ x 53’.
Asking \$4,800/m + electric. heat/ac fuel included.

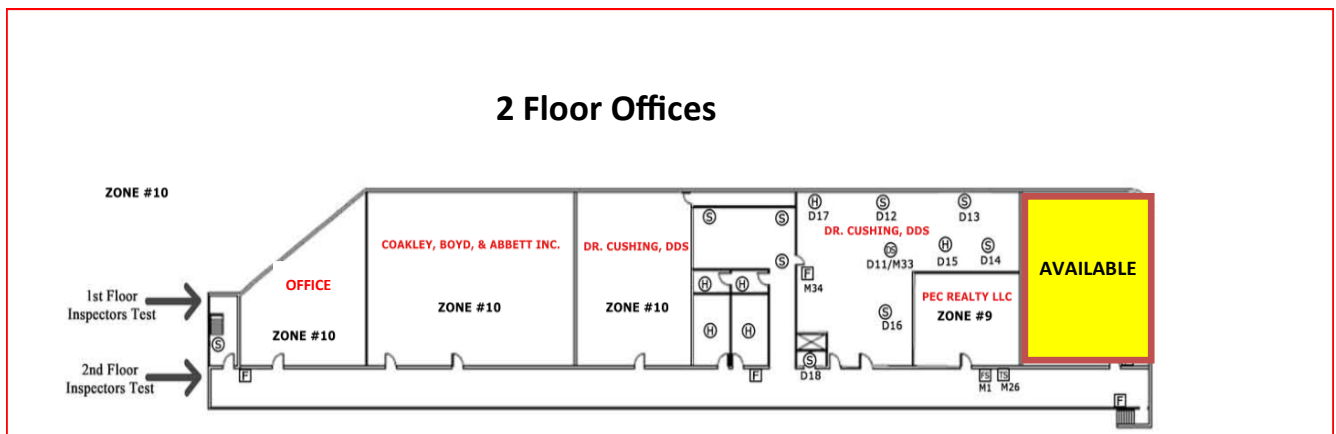
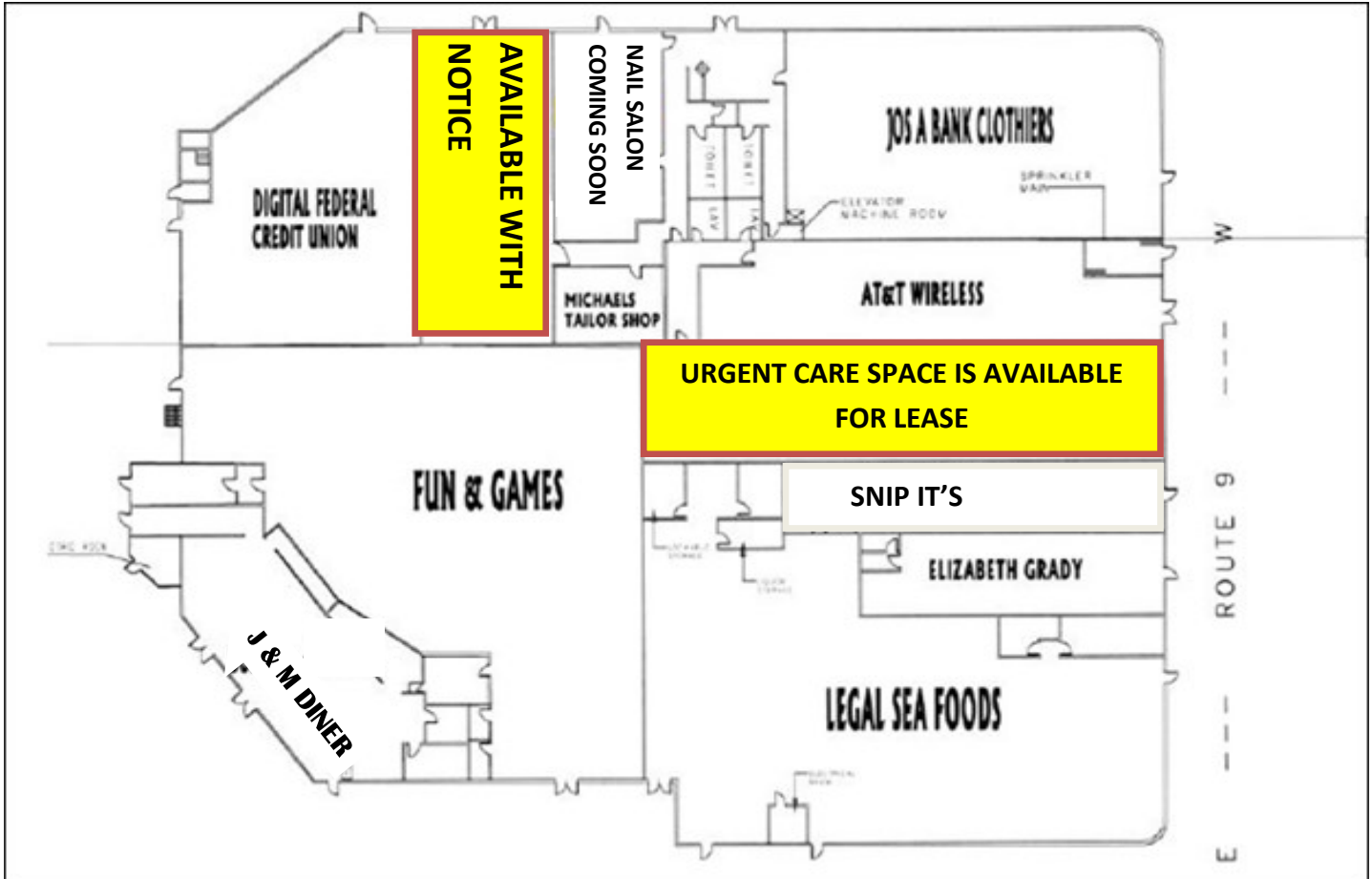
Exclusive Listing Broker - Marlene Aron

Principal ~ Metrowest Commercial Real Estate

ma@metrowestcre.com ~ www.metrowestcre.com ~ **508-740-0000 mobile**

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees are expressly advised to verify all information independently prior to negotiations or lease execution. MWCRE represents the LESSOR. Info date 8/3/2023

FACING WEST, THIS SIDE OF THE BUILDING HAS A LOT OF DRIVE AROUND TRAFFIC & AMPLE PARKING



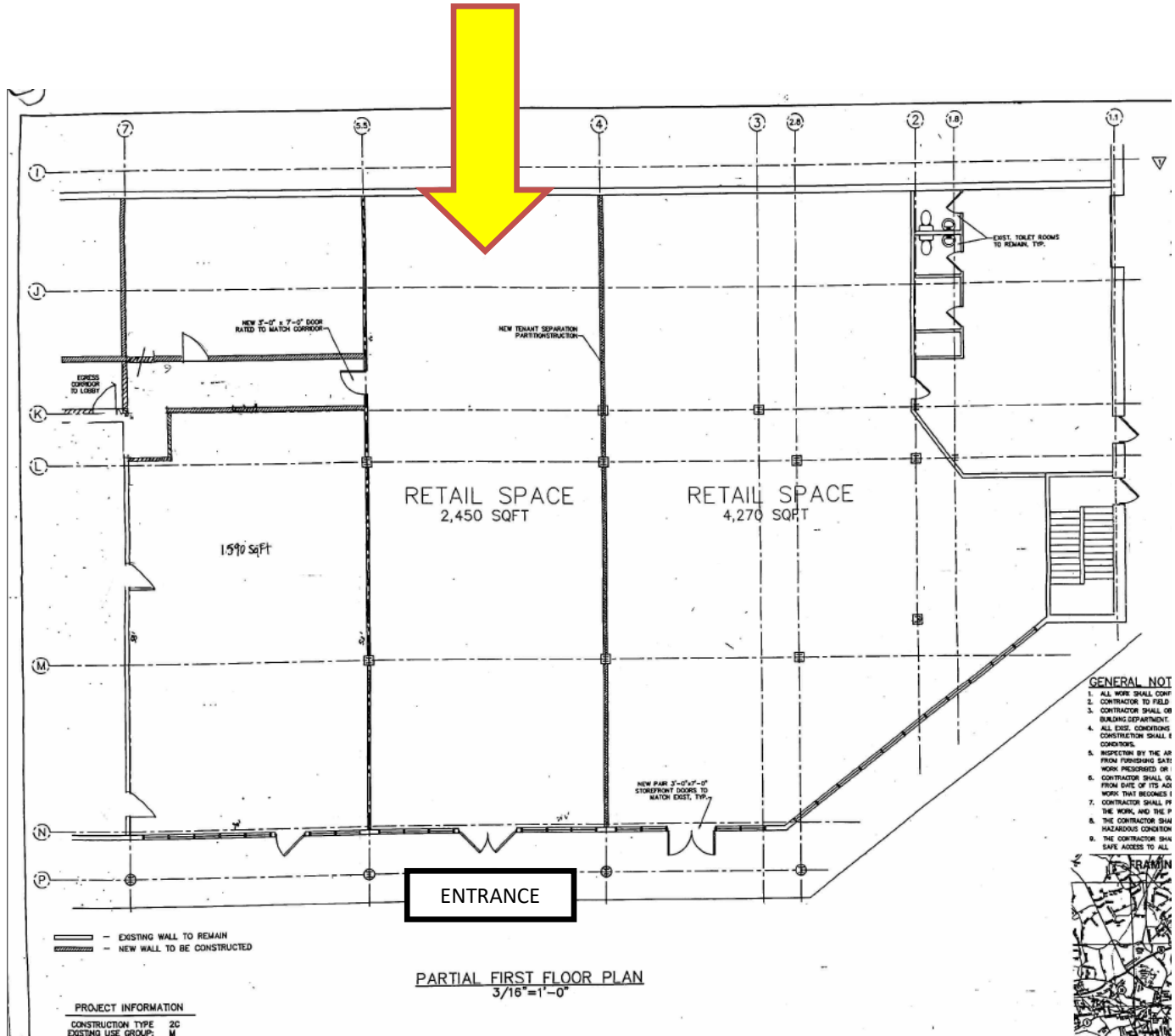
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FIRST FLOOR RETAIL—4,200 S.F.—FULLY BUILT-OUT FORMER MEDICAL SPACE

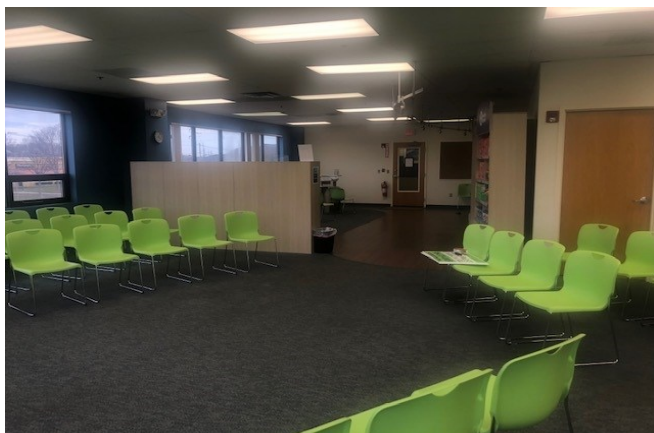
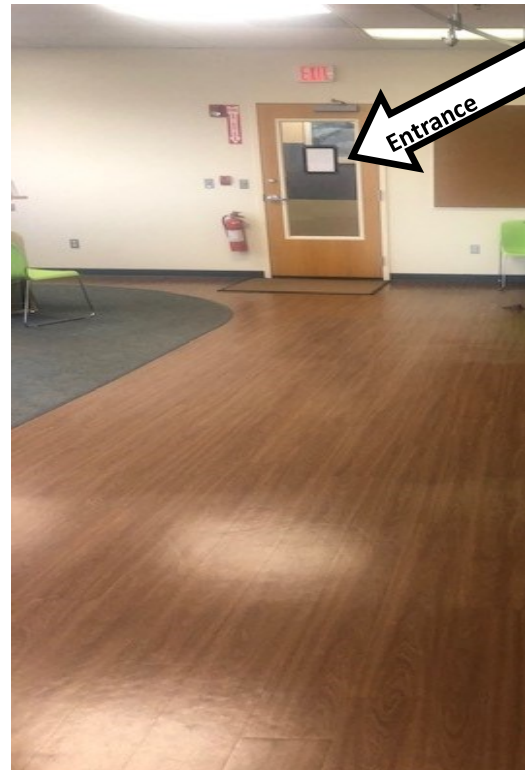
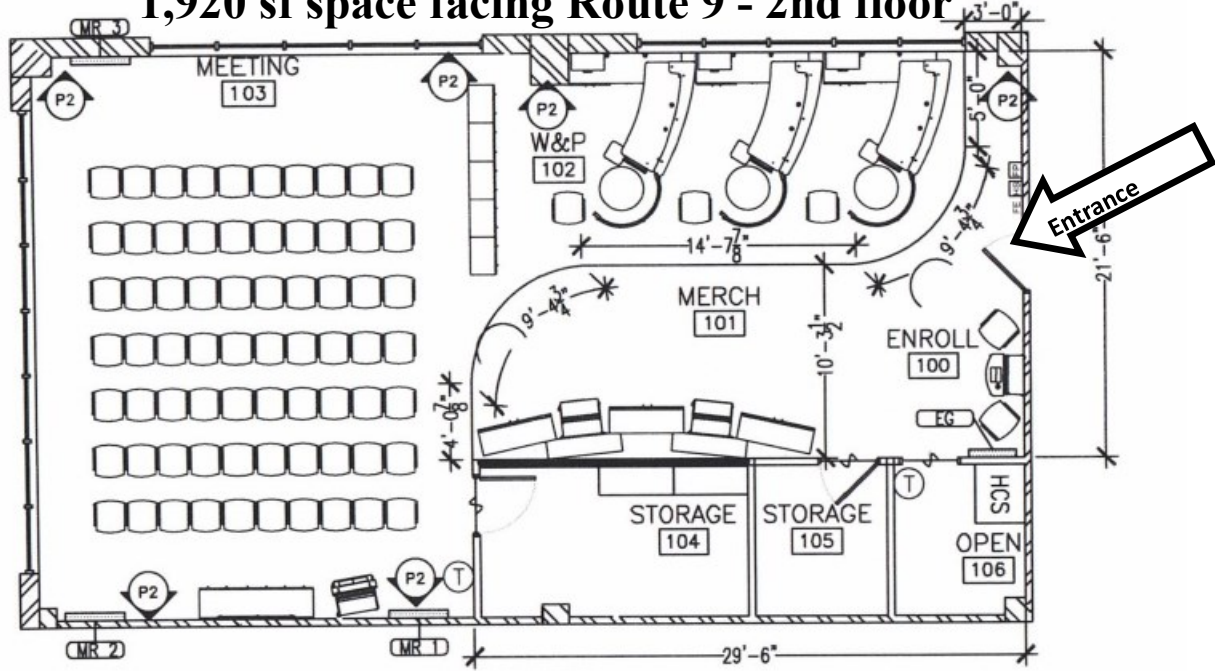


FULL SIZED PLANS AVAILABLE UPON REQUEST

FIRST FLOOR RETAIL—2,700 S.F. RENTABLE - WEST SIDE



FORMER WEIGHT WATCHERS
1,920 sf space facing Route 9 - 2nd floor

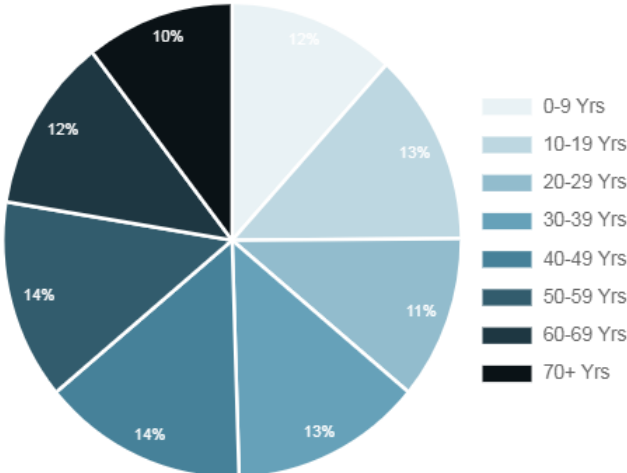


Great visibility and signage on Route 9.



Demographics

Population by Age



Total Household Income

