



25,000 SF BUILD-TO-SUIT OPPORTUNITY

79 Main Street, Hopkinton, MA 01748

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	4,000 - 25,000 SF
LEASE RATE:	Negotiable
LOT SIZE:	0.69 Acres
BUILDING SIZE:	25,000 SF
BUILDING CLASS:	B
SUB MARKET:	Hopkinton/Holliston

PROPERTY DESCRIPTION

Build To Suit Opportunity - A proposed 25,000 SF, two-story, medical/office building.

PROPERTY HIGHLIGHTS

- The building is conveniently located on Route 135 (Main Street), approximately one mile from I-495, and near the Massachusetts Turnpike, in Hopkinton, Massachusetts.
- State-of-the-art design includes a glass atrium with abundant natural light and efficient floor plates providing flexibility in planning. Amenities include generous parking, on-site property management, and downtown Hopkinton retail conveniences within walking distance.



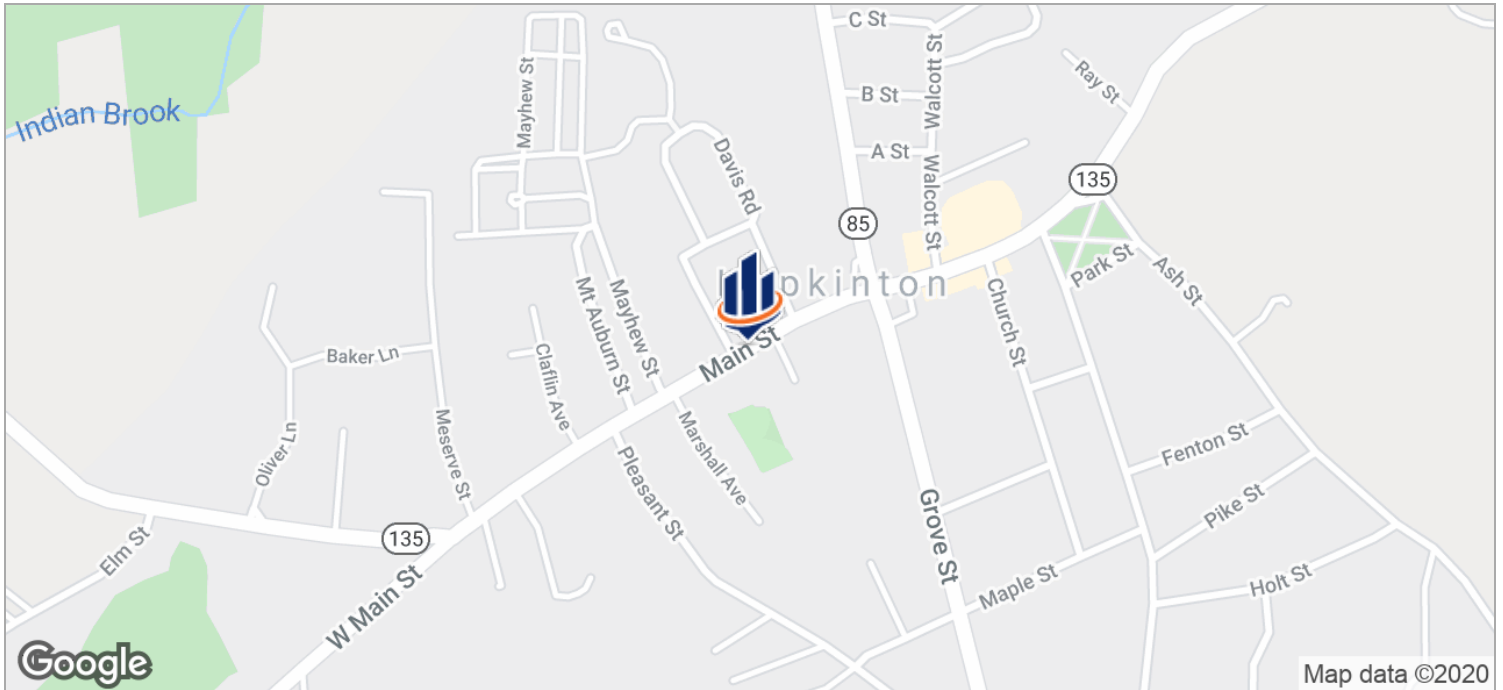
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Location Maps



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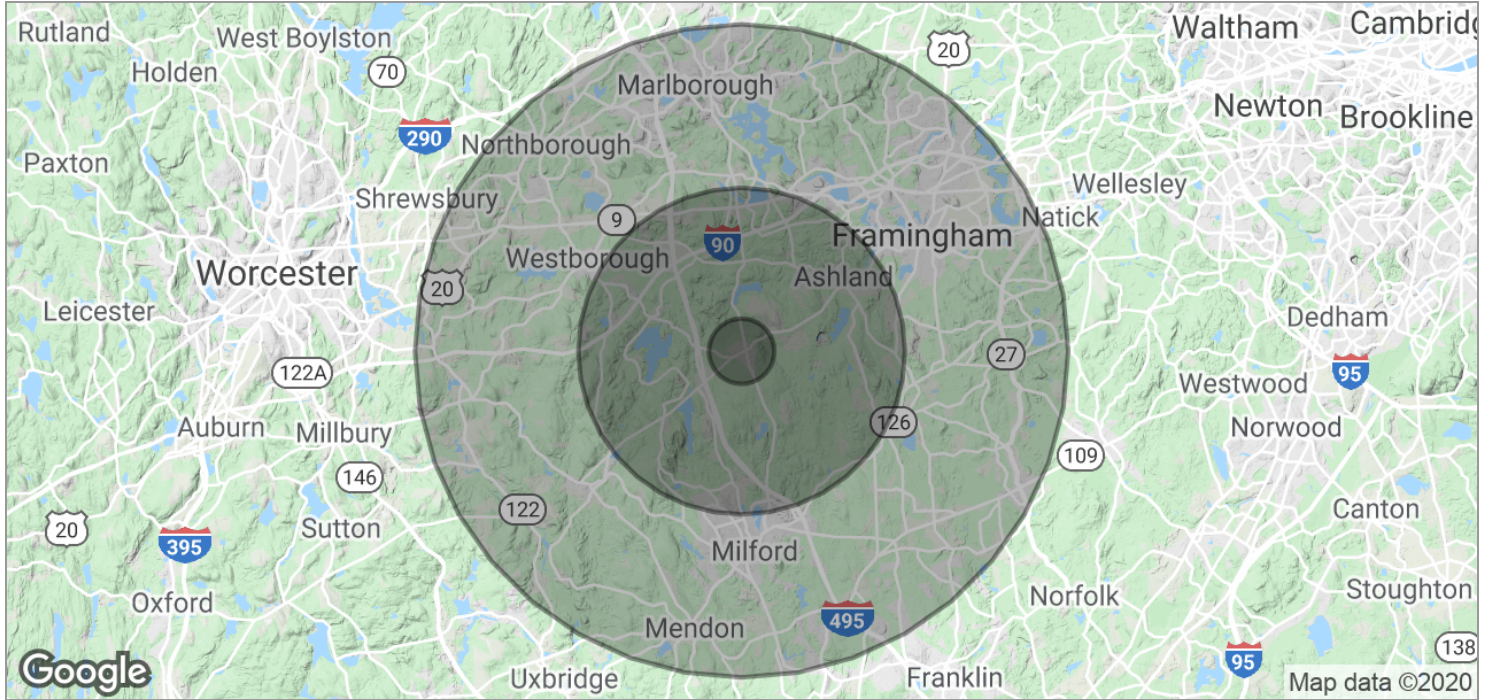
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,703	53,871	320,911
MEDIAN AGE	39.6	40.1	39.0
MEDIAN AGE (MALE)	38.4	39.3	38.2
MEDIAN AGE (FEMALE)	40.0	40.8	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	582	19,228	120,644
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$167,538	\$133,887	\$103,808
AVERAGE HOUSE VALUE		\$463,691	\$418,832



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