

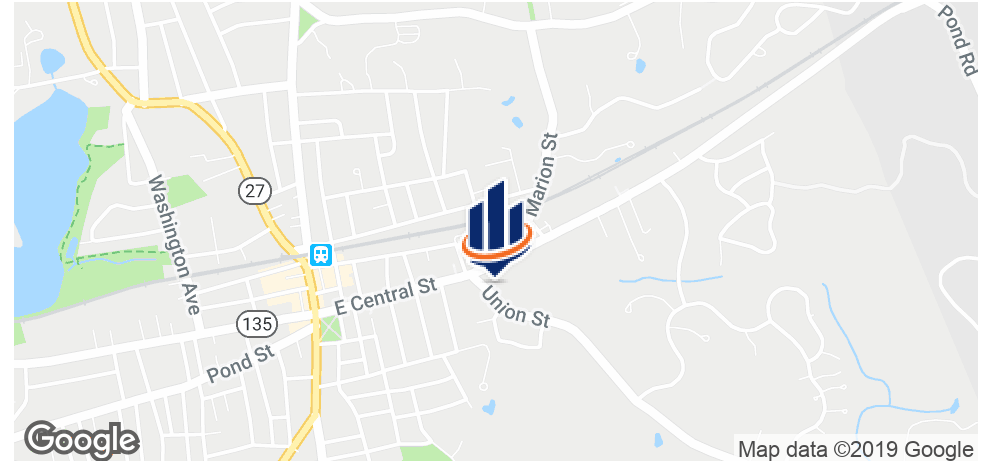
FOR SALE

6 UNION STREET
NATICK, MA 01760

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Property Summary



OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: .7 Acres

Building Size: 6,100 SF

Price / SF: \$196.72

PROPERTY OVERVIEW

6 Union Street is located just off of Route 135 in Natick. This 13,000sf property sits on .7 acres of land and went through extensive renovations in 2015. The two units will be sold as a package for a total of 6,100SF. This suite was specially designed by the existing owner, a well respected engineering consulting firm that specializes in building design. Each suite is equipped with beautiful windows, a kitchenette, open bullpen area and conference rooms.

PROPERTY HIGHLIGHTS

- Two office condos [3,500SF & 2,600SF] consisting of the entire second floor.
- Class A office space with immaculate recent renovations.
- Covered & outside parking available
- Updated and well-maintained building mechanicals
- 1/2 Mile from Natick Center Train Station

**6 Union Street Upgrades
Natick, MA**

2016 Upgrades

- Rooftop 30 KW Solar Photovoltaic System
- South facing roof new asphalt shingles in preparation for solar install

2015 Upgrades:

- Exterior Paint Job
- Repair/Upgrade Exterior Trim
- Repair Upgrade Roofing
- Replace Boiler and Revise Piping
- Central Building Automation System
- Upgrade Lighting Incl. Emergency Lighting
- Misc HVAC Repairs/Upgrades
- Misc Interior Painting
- Common Area Ceilings

2011 Upgrades

- Re-grad and Re-pave parking lot
- Elevator Major Repair

2010 Upgrades

- New TPO membrane roof
- Spray insulate garage ceiling, new ceiling and lights
- Exterior Window repair and trim work

2008 Upgrades

- Cooling Tower Replacement

Additional Photos



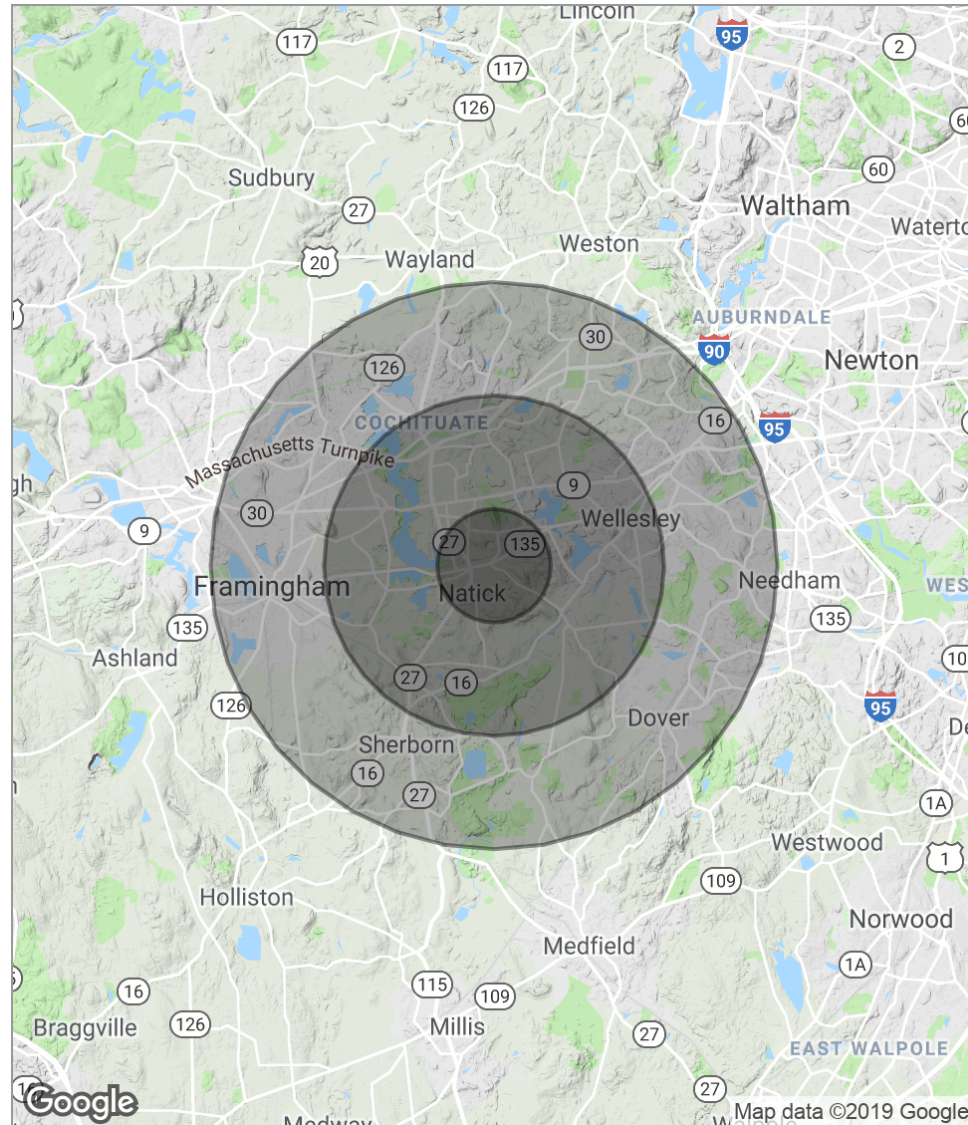
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,967	49,676	120,383
Median age	42.5	39.6	38.4
Median age (Male)	41.7	40.7	38.9
Median age (Female)	43.7	40.9	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,351	18,505	44,868
# of persons per HH	2.5	2.7	2.7
Average HH income	\$117,659	\$135,665	\$135,333
Average house value	\$520,903	\$566,490	\$529,037

* Demographic data derived from 2010 US Census

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