



FOR LEASE | OFFICE/MEDICAL

# METROWEST MEDICAL CENTER OFFICE BUILDING

321 Fortune Boulevard, Milford, MA 01757



## LEASE OVERVIEW

<b>AVAILABLE SF:</b>	1,200 SF
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	4.24 Acres
<b>BUILDING SIZE:</b>	42,000 SF
<b>BUILDING CLASS:</b>	B
<b>YEAR BUILT:</b>	1989
<b>ZONING:</b>	IB
<b>MARKET:</b>	MetroWest
<b>SUB MARKET:</b>	495 South
<b>CROSS STREETS:</b>	Route 85

## PROPERTY DESCRIPTION

1,200± SF medical/office space available for immediate occupancy.

Lobby and common areas recently renovated.

Numerous amenities in the immediate area including several hotels, Golds Gym, convenience shops and dining establishments.

## LOCATION OVERVIEW

Conveniently located off Route 495 (between exits 19 and 20). Also just three exits south of the Mass Pike (I-90).



### GARRETT QUINN

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### VICTOR GALVANI

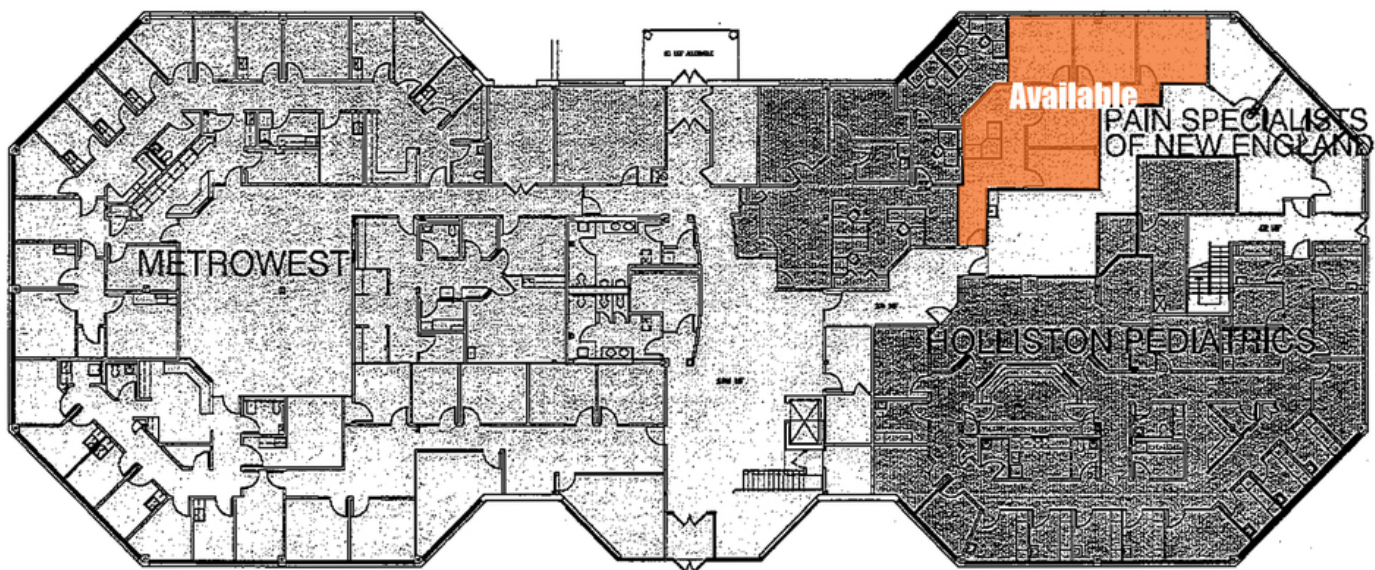
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## 321 FORTUNE BOULEVARD

FIRST FLOOR

MILFORD, MASSACHUSETTS



PARSONS  
COMMERCIAL  
GROUP | BOSTON

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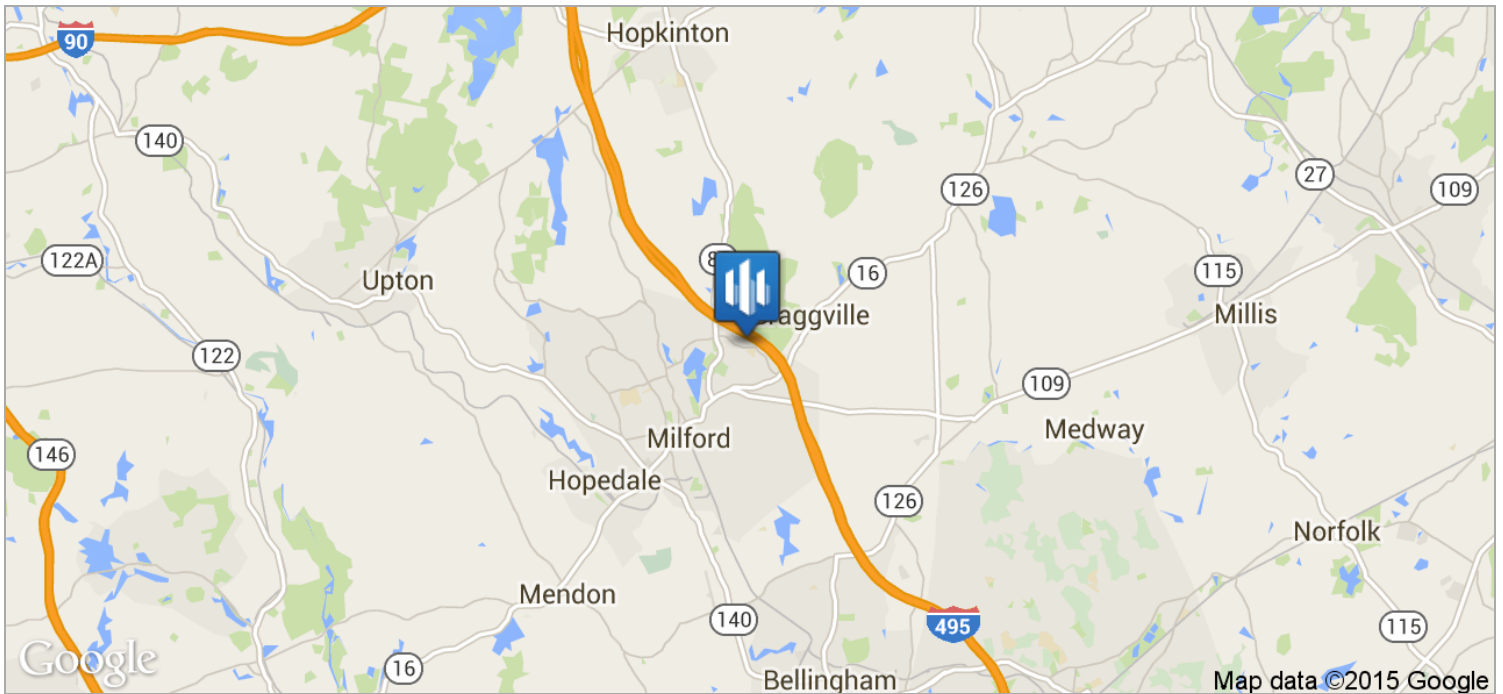
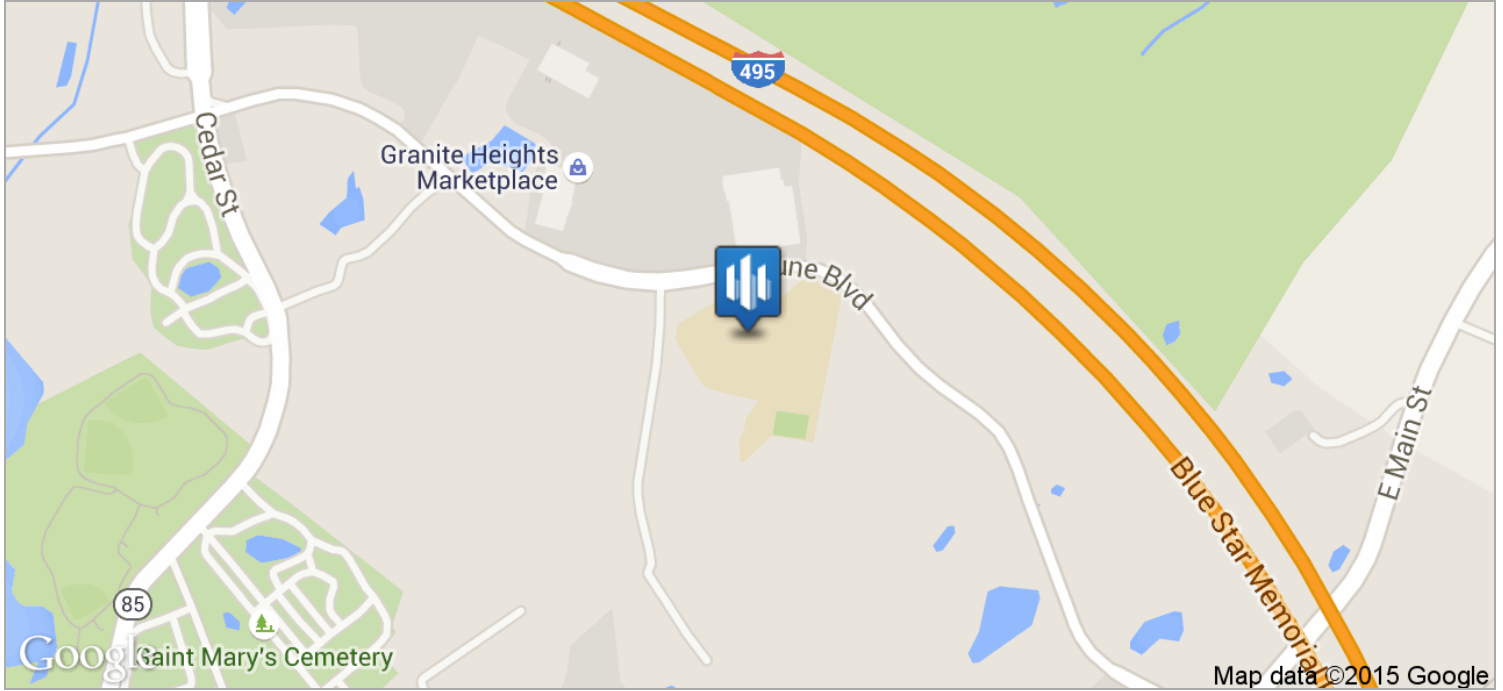
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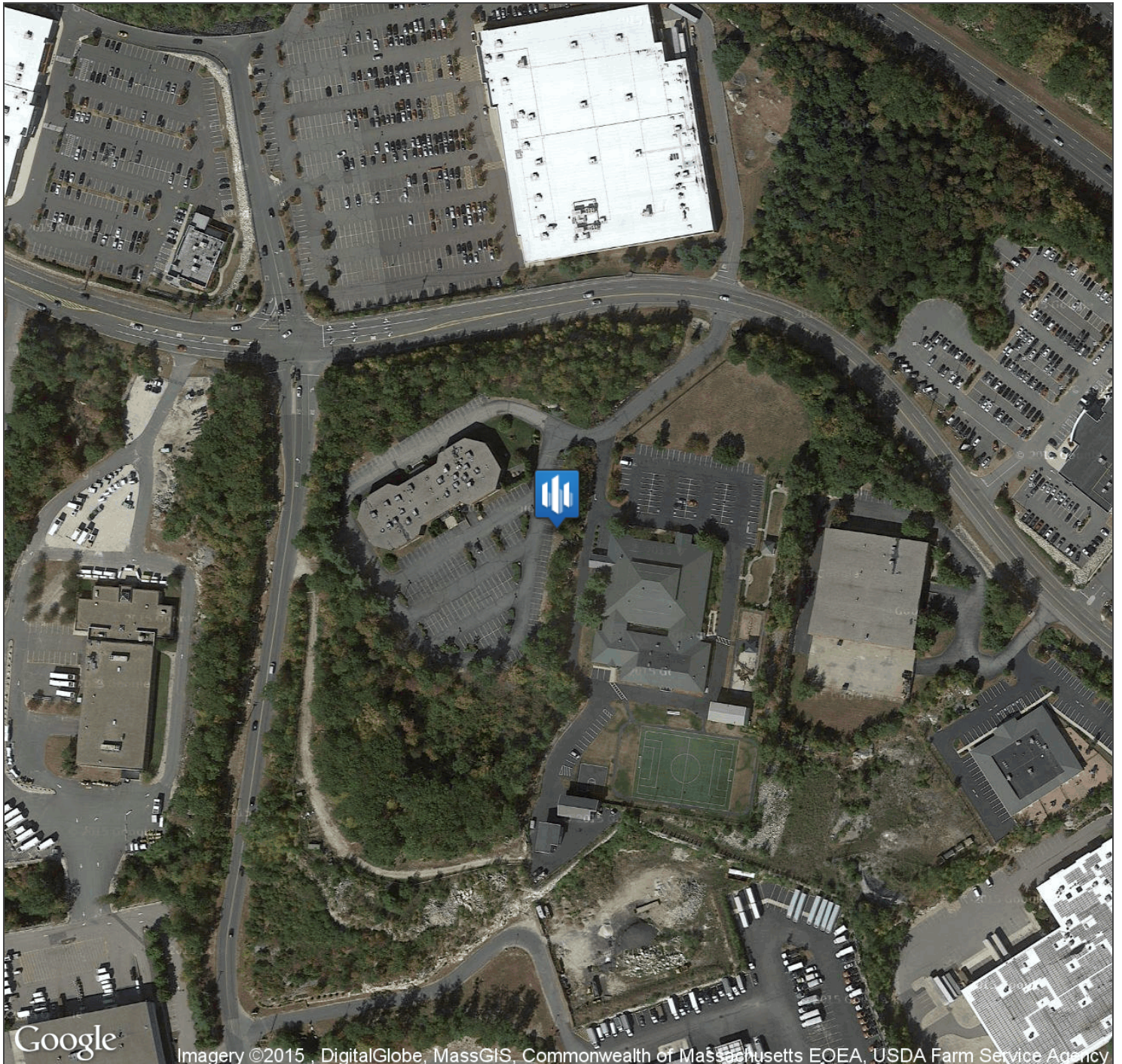
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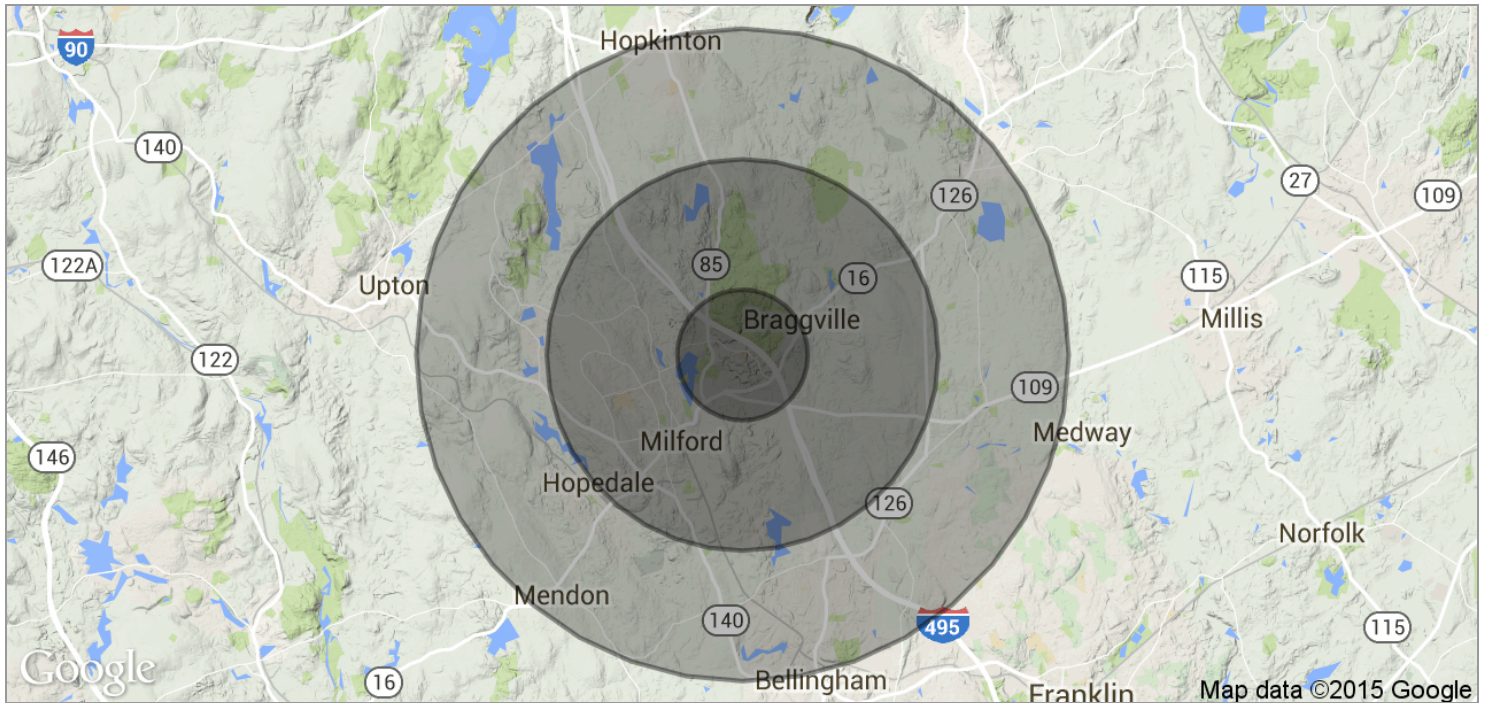
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,645	37,471	80,369
MEDIAN AGE	38.8	38.1	39.0
MEDIAN AGE (MALE)	37.8	36.7	37.8
MEDIAN AGE (FEMALE)	40.1	39.1	39.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,399	13,874	28,965
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$82,734	\$87,434	\$102,669
AVERAGE HOUSE VALUE	\$355,833	\$359,704	\$380,225