



BOSTON PORTFOLIO

THE FUTURE OF OFFICE

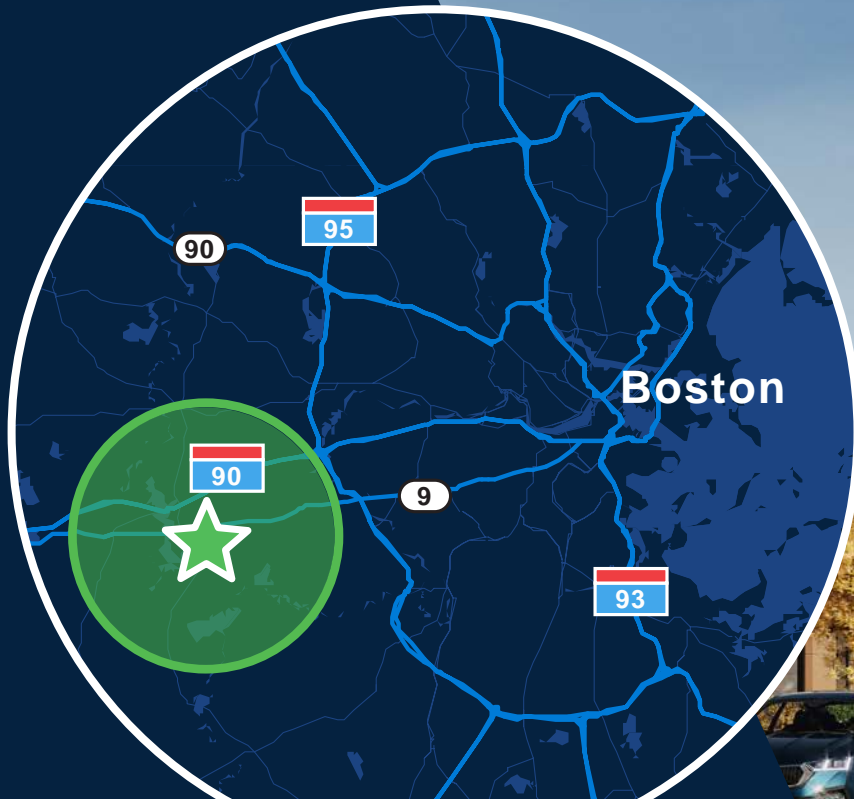


**1245 WORCESTER STREET
NATICK, MA**

REIMAGINED OFFICE OPPORTUNITIES

SUMMARY

ONE DISTINCT LOCATION



1245 WORCESTER STREET
NATICK, MA



1

BUILDING

120K

TOTAL RSF

2

STORIES

18-20FT

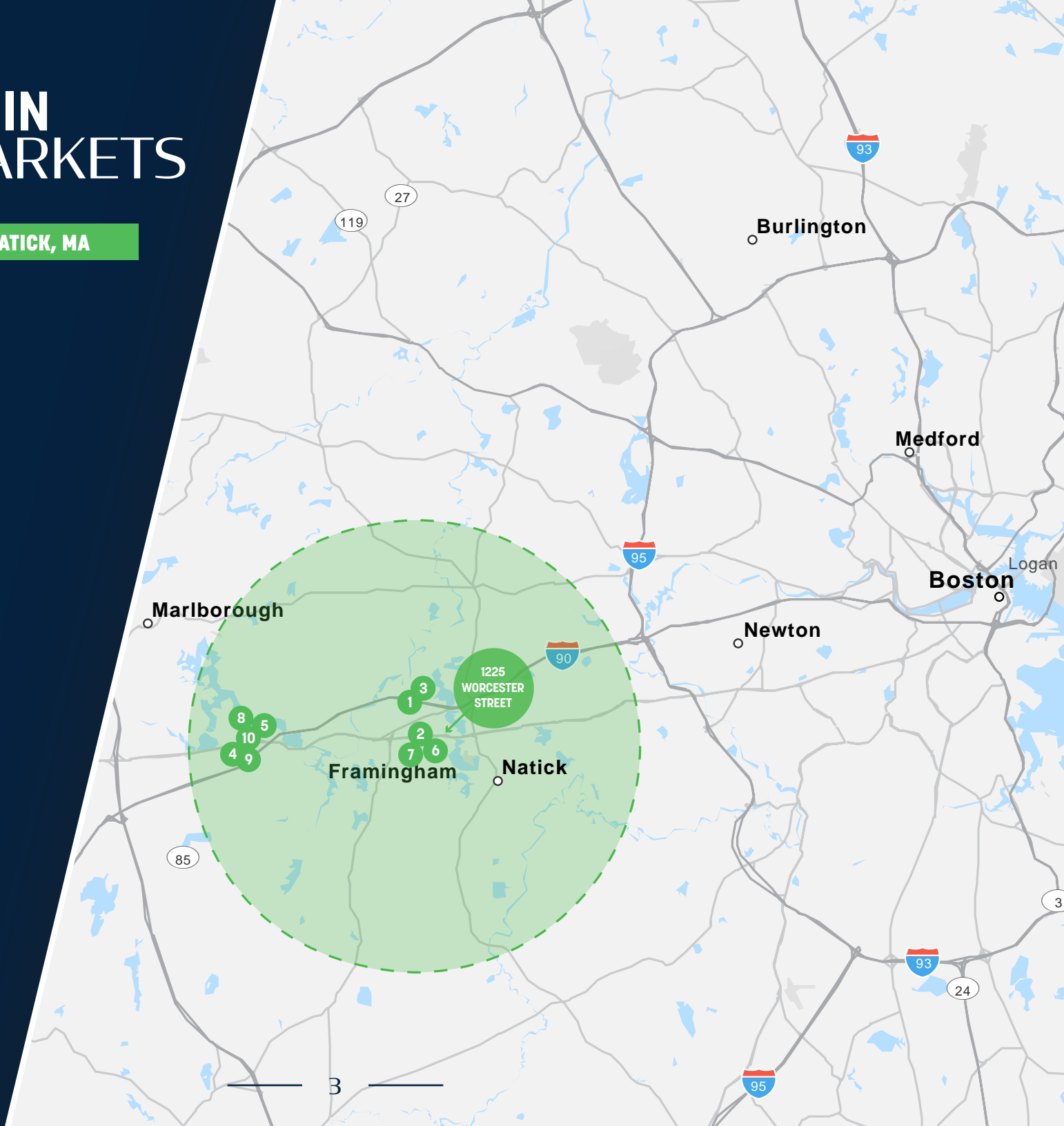
SLAB TO SLAB

28FT

COLUMN SPACING

LOCATED WITHIN DYNAMIC MARKETS

1245 WORCESTER STREET — NATICK, MA



SURROUNDED BY SHOPPING, DINING & ENTERTAINMENT

Run errands, window shop or grab lunch or drinks after work. Participate in community events. Clear your head with an afternoon walk (indoors or outdoors) any time of year.



WALKABLE INDOOR ACCESS TO:

- top-name retailers, restaurants and suburban nightlife
- indoor spaces for cold-weather escapes
- community hub for social activities



1245 WORCESTER STREET NATICK, MA



- 120,000 SF of office or life science space
- Prominent signage & branding opportunity
- Onsite amenities with direct mall access

BASE BUILDING INFRASTRUCTURE

120,000 SF

TOTAL RSF

60K

FLOOR PLATE RSF

2

LOADING DOCKS

Level 1: 18' / Level 2: 20'
Slab to Slab

28' Square Typical Column Bays
Column Grid

Level 1: 100 PSF / Level 2: 75 PSF
Live Load

Outside air and exhaust rates of 0.20 cfm per sf
Ventilation - Office & Support Areas

6.5 watts per sf
Power Allocation - Office Areas



NATICK MARKET

DEMOS

1245 WORCESTER ST



Undergrad /
Professional
Degree %:
Age 25+

68%



Median
Age

42



2022 Millennial
Pop %

23



Average
Household
Income

\$180,000



% Commute
<30 Mins

46



% Commute
>30 Mins

54

Source: Esri, 5-mile radius

PREMIER LOCATION

- Located in and adjacent to highly concentrated pockets of seasoned scientific skill
- Access to Boston & Logan Airport on region's most congestion-free transportation corridor



NATICK SHOPPING & DINING DISTRICT



WALKABLE: Within 5 Minutes

 **255**
RESTAURANTS / RETAILERS

 **165**
BARSTOOLS

 **575**
HOTEL KEYS

 **1**
HEALTH CLUB / FITNESS

NATICK MALL NEXT-DOOR AMENITIES & SERVICES



212

RETAIL SHOPS & RESTAURANTS





For more information, please contact:

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