



# OFFICE AND FLEX SPACE AVAILABLE OFF 495 IN MARLBOROUGH

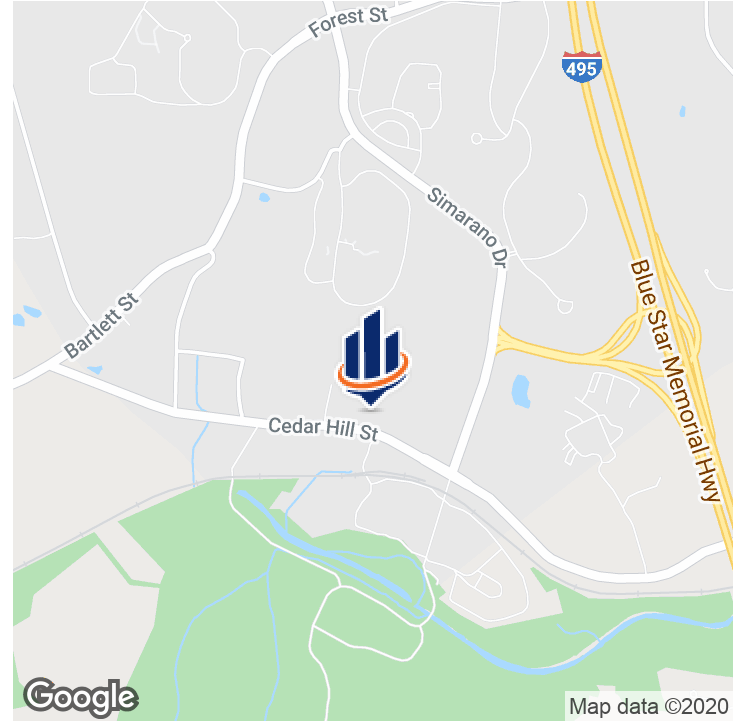
165-181 CEDAR STREET  
MARLBOROUGH, MA 01752

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	48,000 SF
Available SF:	3,274 & 6,234 SF
Market:	Boston
Submarket:	Marlborough

## PROPERTY OVERVIEW

3,274 SF office suite available. Suite is currently all open space. Landlord can provide a turn-key build-out out based on your needs. Great window line with plenty of parking and your own entrance and your own bathrooms. Signage opportunities available on the pylon sign on Cedar Hill Street.

6,234 SF of office/flex space equipped with a loading dock. First floor access. Landlord will build to suit. Plenty of opportunities to make this space your own!

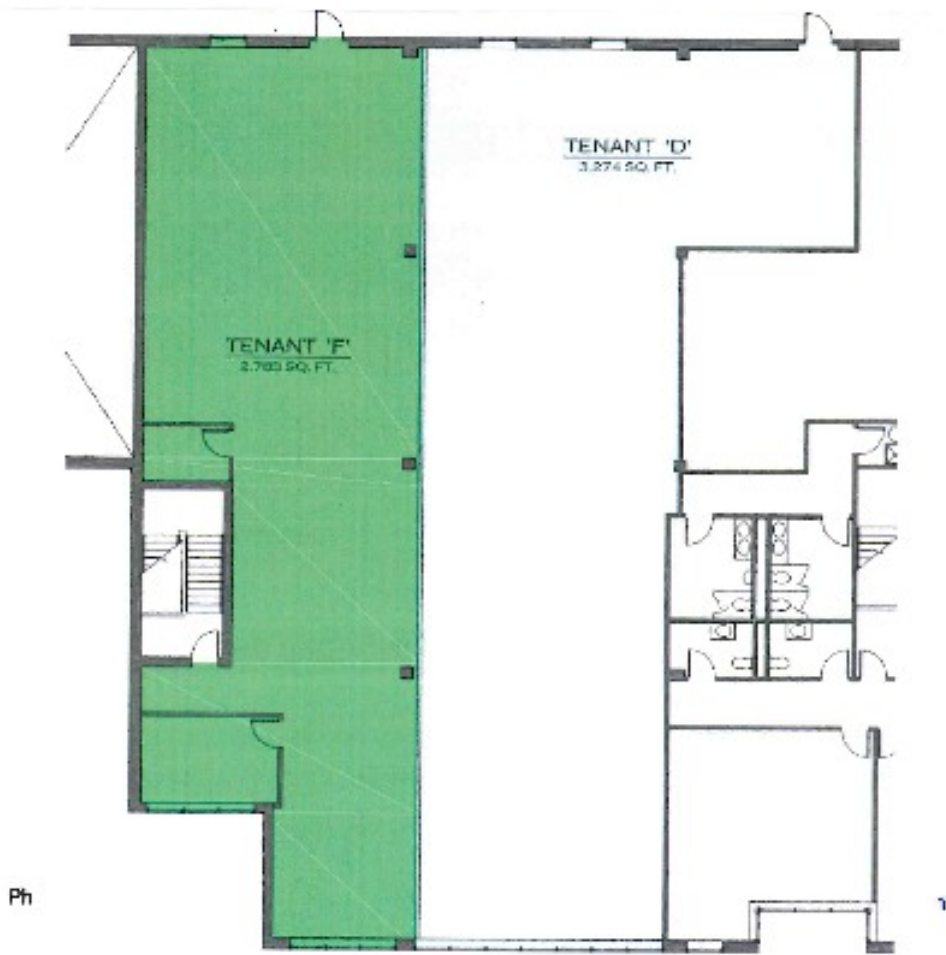
## PROPERTY HIGHLIGHTS

- Located directly off Exit 23C from I-495
- Plenty of parking
- Landlord will build to suit
- Minutes from Route 20, I-290, and Route 30
- Pylon signage available

# Additional Photos



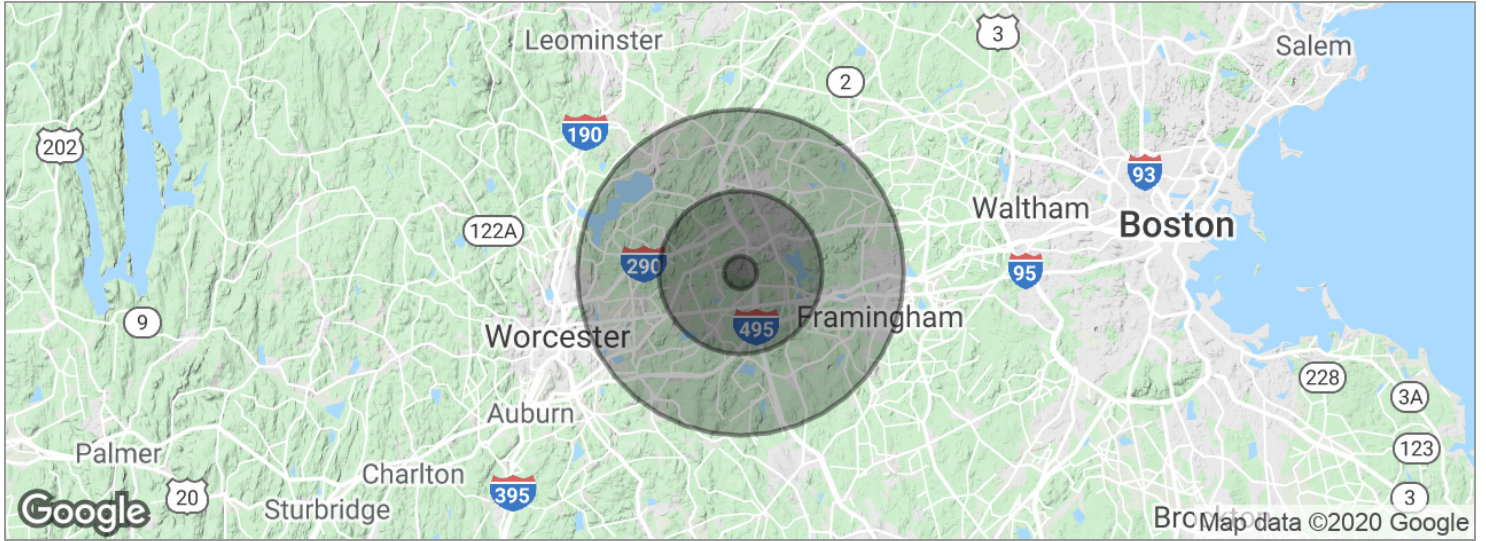
# Floor Plans



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,062	82,863	260,342
Median age	39.8	39.1	39.8
Median age (Male)	39.5	38.3	39.1
Median age (Female)	39.9	40.2	40.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	762	32,372	98,231
# of persons per HH	2.7	2.6	2.7
Average HH income	\$128,221	\$104,091	\$111,175
Average house value	\$432,721	\$418,355	\$441,347

\* Demographic data derived from 2010 US Census