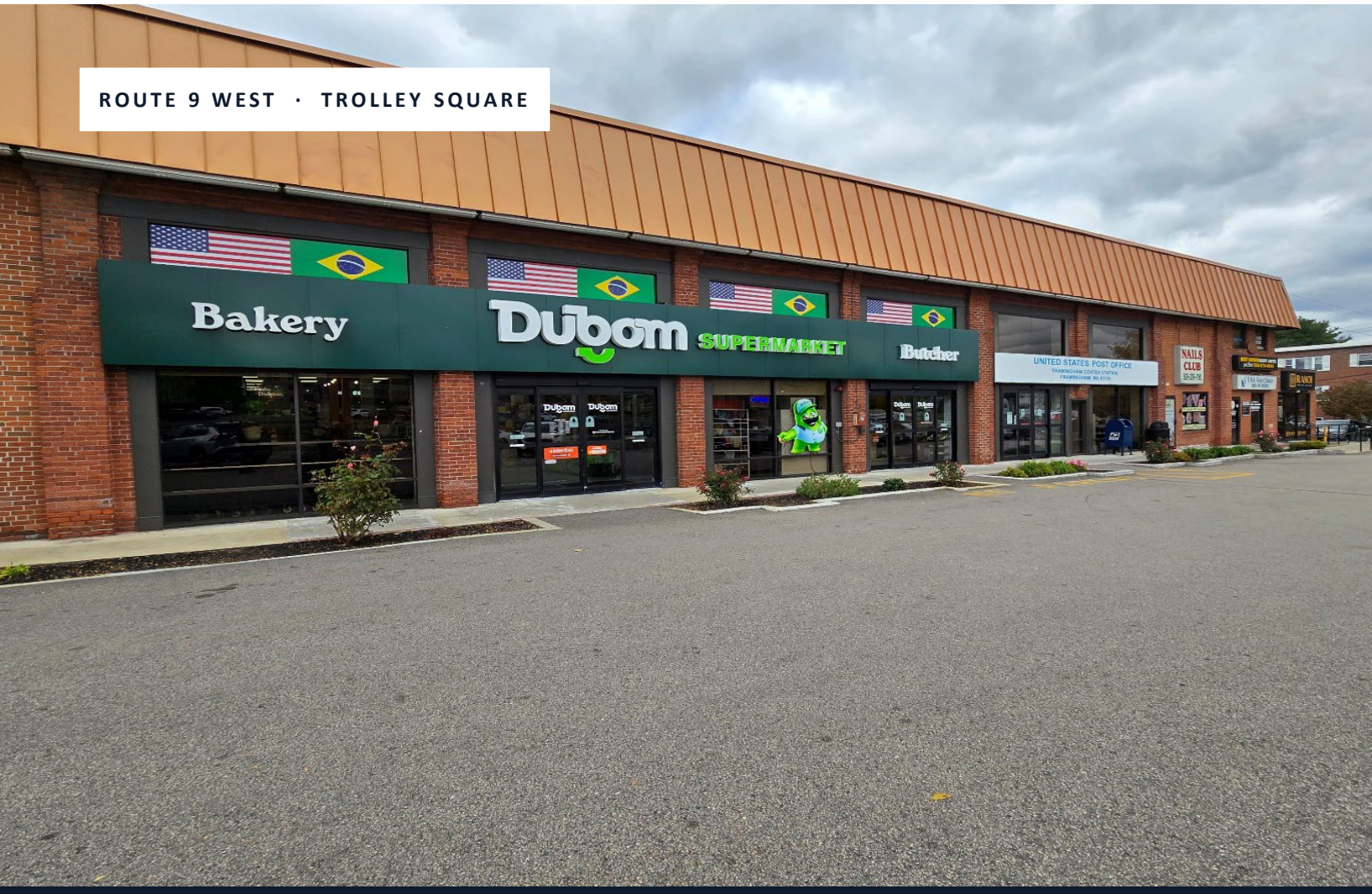
MetroWest Commercial R.E.
THE REGIONAL EXPERTS

EXCLUSIVE LEASING OPPORTUNITY
NOVEMBER 2026



ROUTE 9 WEST · TROLLEY SQUARE

FOR LEASE · MEDICAL | OFFICE | RETAIL

855 Worcester Road, Suite 13

Framingham, Massachusetts 01701 · First-floor, ADA-accessible medical suite at Trolley Square

1,789 SF	7 Rooms	$4,400	Now
AVAILABLE	4 EXAM · 3 TREATMENT	PER MONTH, ASKING	AVAILABILITY

LISTING BROKER

Mark Aron
Mark@MetroWestCRE.com · 508.726.8787

Kenwood Organization Inc.
Owner management office on site

01 · THE SPACE

A first-floor medical suite, ready to open

SUITE FEATURES — 1,789 SF

- First-floor suite, ADA accessible
- 4 exam rooms
- 3 treatment rooms
- Office and waiting area
- Kitchenette
- Storage and IT room
- Handicap-accessible entry, ADA restroom
- Signage on the Route 9 pylon
- Utilities separately metered

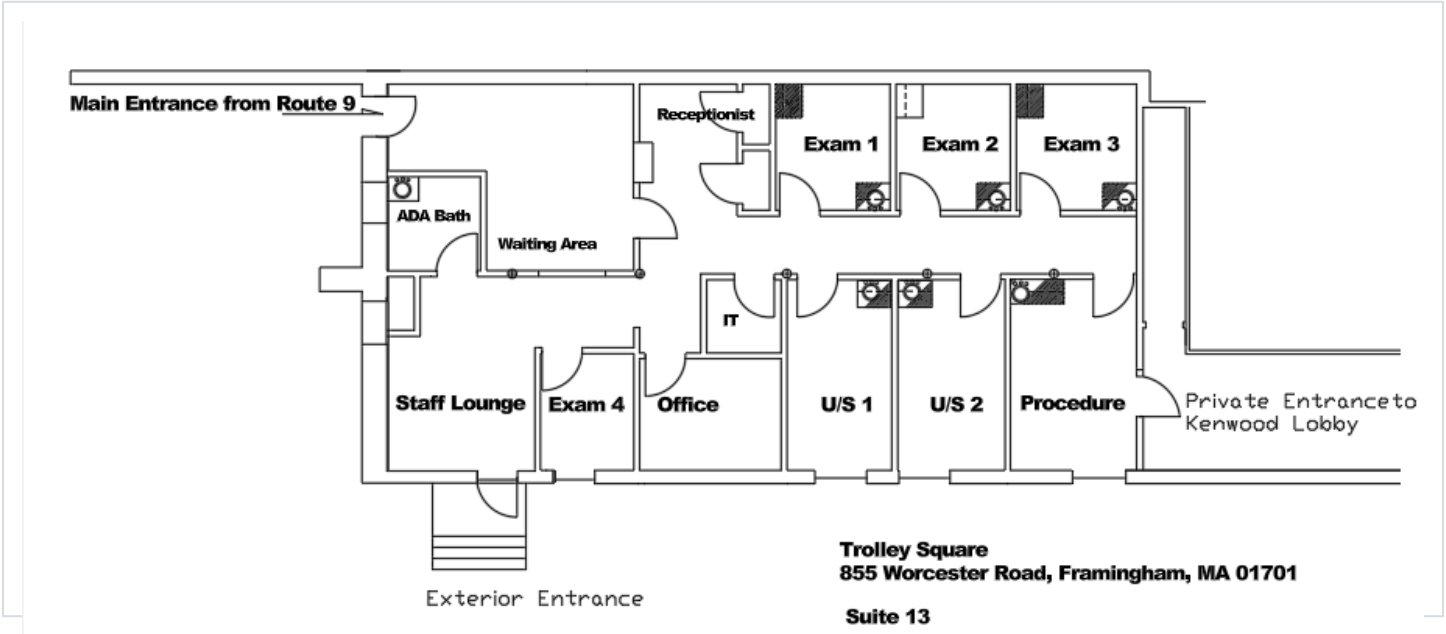
ASKING RENT

$4,400

PER MONTH

Reduced from ~~$5,250/mo~~

Modified gross with a real estate tax escalator clause. Tenant pays utilities plus an $80/month trash, recycling and pest control fee.



Existing floor plan, Suite 13. Main entrance from Route 9, with a private entrance to the Kenwood lobby. Square footages and floor plans are for marketing purposes only.

BEST SUITED FOR
Medical, diagnostic, therapy and wellness users

VISIBILITY
Route 9 pylon signage, direct Route 9 ADA entrance, entrance off Auburn Street

MANAGEMENT
Owner management office on site

02 · LOCATION & CO-TENANCY

A Route 9 plaza near Framingham State University

Trolley Square is a prime Route 9 plaza with retail, office and medical tenants. Anchors are the U.S. Post Office and Dubom Market, and Framingham State University is within walking distance.

CURRENT TENANTS

U.S. Post Office
Dubom Market, Butcher, Bakery
Indian Food and Spice Market
Rasoi Indian Food
Kugel's N.Y. Style Deli
AOI Japanese Restaurant
ASEK – A Southeast Kitchen
The Nail Club
Bozo Tattoo
Rise Up Dance Community
My Gym
Teddy Bear Village Daycare
Health First Pharmacy
Mystic Hot Yoga
Starbella Spa, Aesthetician/Botox
LUX Beauty Salon
Law Office Newell
Law Office Shuman
Law Office George King
MetroWest Commercial Real Estate
Kenwood Management, on-site

DEMOGRAPHICS

Demographics >>

	1 mile	3 miles	15 Min. Drive
Population	9,948	83,760	184,540
Households	3,541	33,111	71,058
Median Age	34.50	38.80	40.50
Median HH Income	$101,987	$92,658	$109,343
Daytime Employees	9,213	51,041	104,334
Population Growth '21 - '26	↑ 0.56%	↑ 1.41%	↑ 1.87%
Household Growth '21 - '26	↑ 0.65%	↑ 1.59%	↑ 1.96%

Schedule a private tour

LISTING BROKER

Mark Aron
Senior Commercial Broker

Mark@MetroWestCRE.com
508.726.8787 · cell

Square footages and floor plans are for marketing purposes only. The information contained herein is from sources deemed reliable but is not guaranteed for accuracy. Prospective lessees are advised to verify all information independently. MWCRE represents the Lessor. Listing broker is related to owner.

The Owner reserves the right to negotiate with, accept, or execute a binding agreement with any party at any time in its sole discretion, without notice to any other prospective lessee. Nothing herein is binding, and no agreement shall exist, until a definitive written lease has been fully executed and delivered.