

Professional Office Space Next to Hospital Framingham, MA

**FOR LEASE ~ MEDICAL or OFFICE
95 LINCOLN STREET**



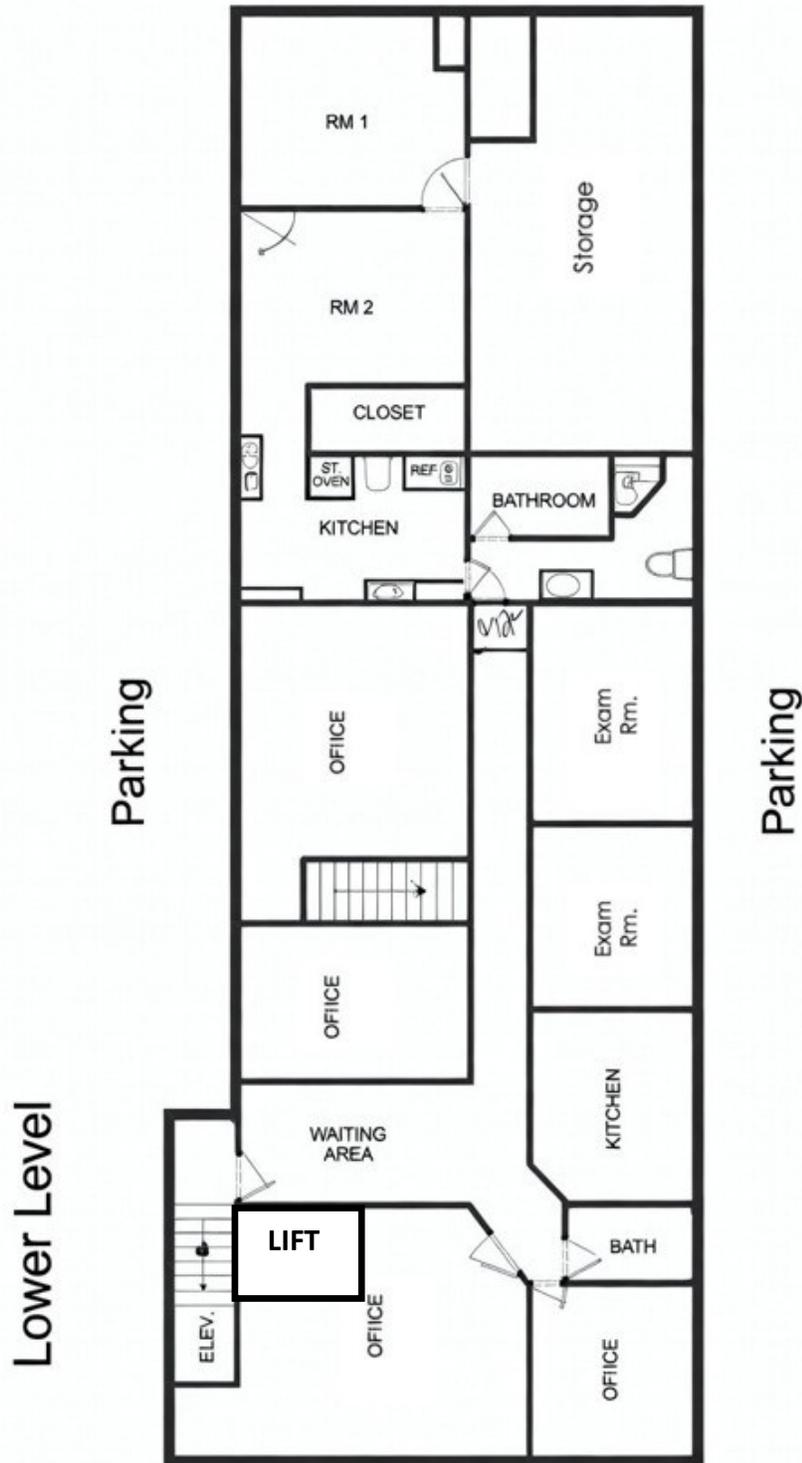
**ASKING—\$2,850/M + Utilities
Next to MetroWest Medical Center
2,848 s.f. lower level with lift access**

Currently Chiropractor Office. Available April 15, 2026.

Located between MetroWest Medical Center and the Lincoln Street Medical Building , this building is a mere 3 minute walk from the commuter rail station, the library, Police Station and all Downtown Framingham shops/restaurants, Post Office and banking.

Exclusive Listing Broker

Marlene Aron
Principal
Metrowest Commercial Real Estate
ma@metrowestcre.com
508-740-0000



This floor plan is for illustration purposes only and is not to scale. All specifications, dimensions, and other data shown are approximate and should not be relied upon as factual.

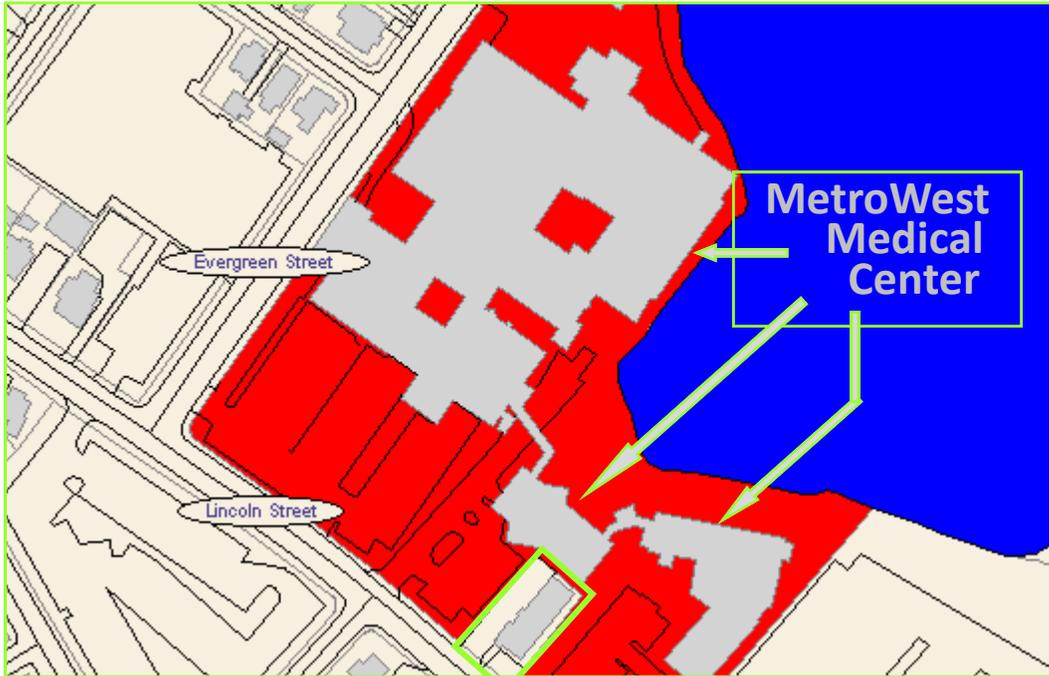
Lessee must independently verify all information, including actual room sizes and layout, prior to leasing.

**95 Lincoln Street
Framingham, MA**



The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees are expressly advised to verify all information independently prior to negotiations. MWCRE represents the LESSOR.

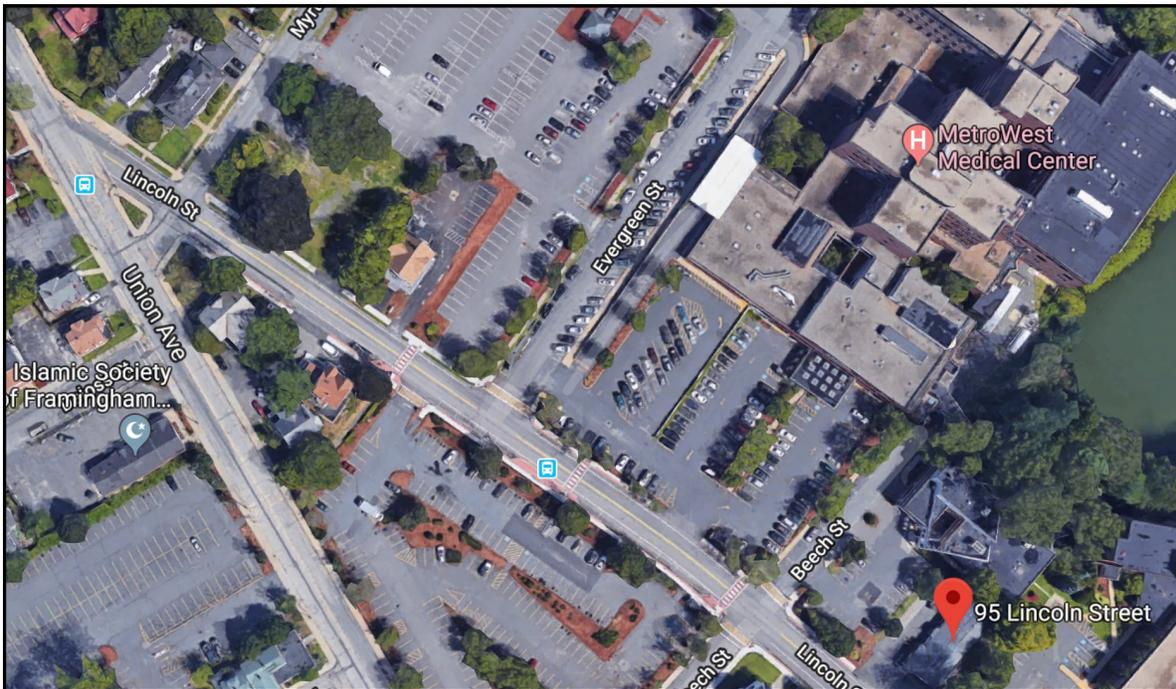
Directly Adjacent to MetroWest Medical Center



95 Lincoln Street

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees are expressly advised to verify all information independently prior to negotiations. MWCRE represents the LESSOR.

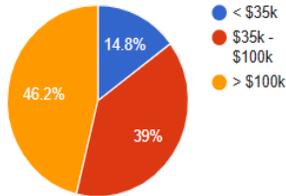
Maps



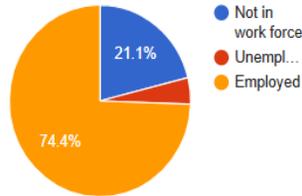
Neighborhood Demographics for 95 Lincoln St, Framingham MA

Demographics information for the immediate neighborhood (a subset of zip code area) surrounding this property derived from census bureau and CIMLS data.

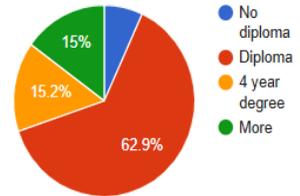
Households by Income



Labor Force and Employment



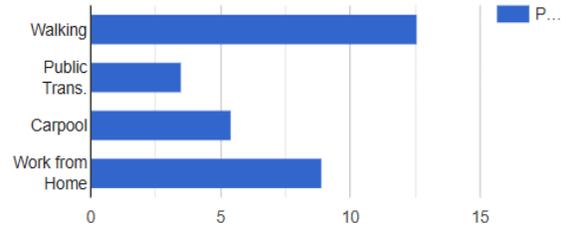
Educational Attainment



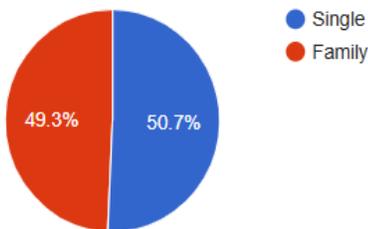
Income Statistics Value in USD

Median Income	\$88,611
Mean Income	\$106,988
Per Capita Income	\$37,220

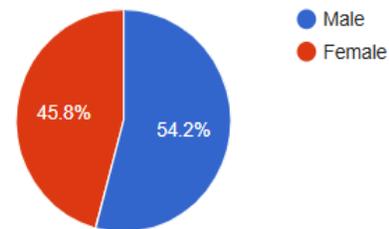
Methods of Commuting (Excluding Personal Vehicles)



Household Types



Population by Gender



Total Households: 1,032

Housing Stats Number of Units

Housing Units	1,099
Vacant	6.1%
Owner Occupied	315
Renter Occupied	717
Rental Vacancy Rate	5%

Total Population: 2,896

Value and Cost Stats Value in USD

Median Rent	\$1,558
Median Owner Occ. Value	\$404,100
Median Monthly Owner Cost	\$1,819