



METROWEST COMMERCIAL R. E.

THE REGIONAL EXPERTS

**FOR LEASE – GOLDEN TRIANGLE LOCATION !
RT. 9 RETAIL / MEDICAL / OFFICE
271 WORCESTER RD., FRAMINGHAM, MA**



PREMIER RT. 9 LOCATION WITH EASY ACCESS TO MASS PIKE

Located just East of Rt. 126 and close to Shopper's World, Natick Mall, Venture West Plaza, Sherwood Plaza and many national retailers.

RT. 9 signage available, 79 parking spaces (front, side & rear of building)
and easy access from all directions.

Co-tenants are; Sichuan Gourmet Restaurant, occupying the entire 2nd floor – voted #1 in Metrowest and a huge foot traffic generator, "Black Sheep" – a tattoo artistry shop and opening September 2026, a virtual gaming franchise, name to be announced soon.

Traffic Count: 51,183 car per day – 1.8-acre lot

1ST FLOOR RETAIL or OFFICE AVAILABLE:

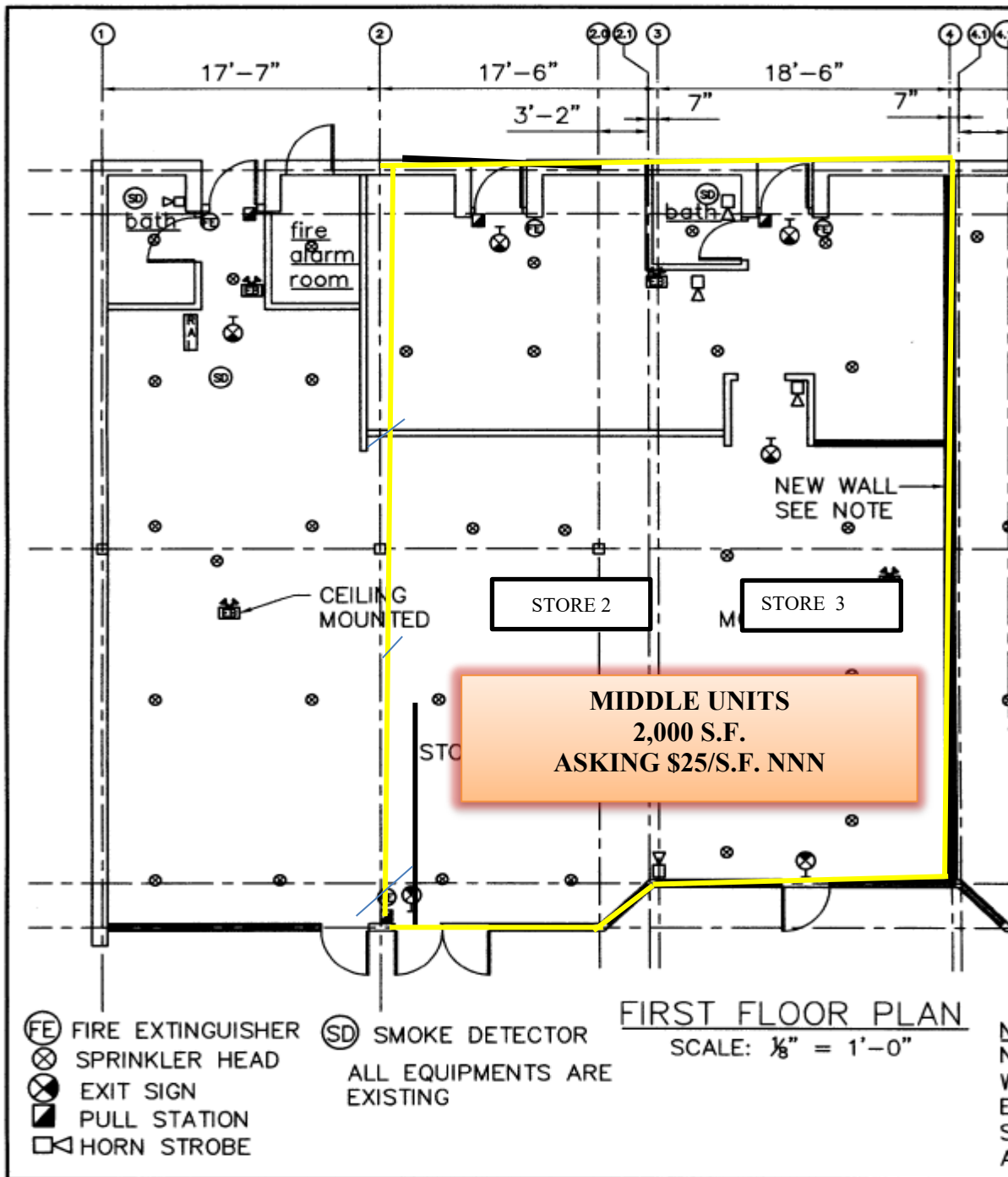
Center unit	2,000 s.f.	ASKING - \$25/s.f. NNN (NNN = approx. \$8.20) Cannabis use - Asking - \$28/s.f. NNN
Right end unit	2,000 s.f.	LEASED – Virtual Gaming

Please call MARLENE ARON 508-740-0000 to view this property

ma@metrowestcre.com

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MetroWest Commercial RE represents the Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize representation after the first showing. Info date 6_4_2026

271 WORCESTER ROAD
FRAMINGHAM, MA



ROUTE 9 FACING SIDE – DIMENSION IS 50' DEEP.
(The above noted dimensions are interior dimensions)

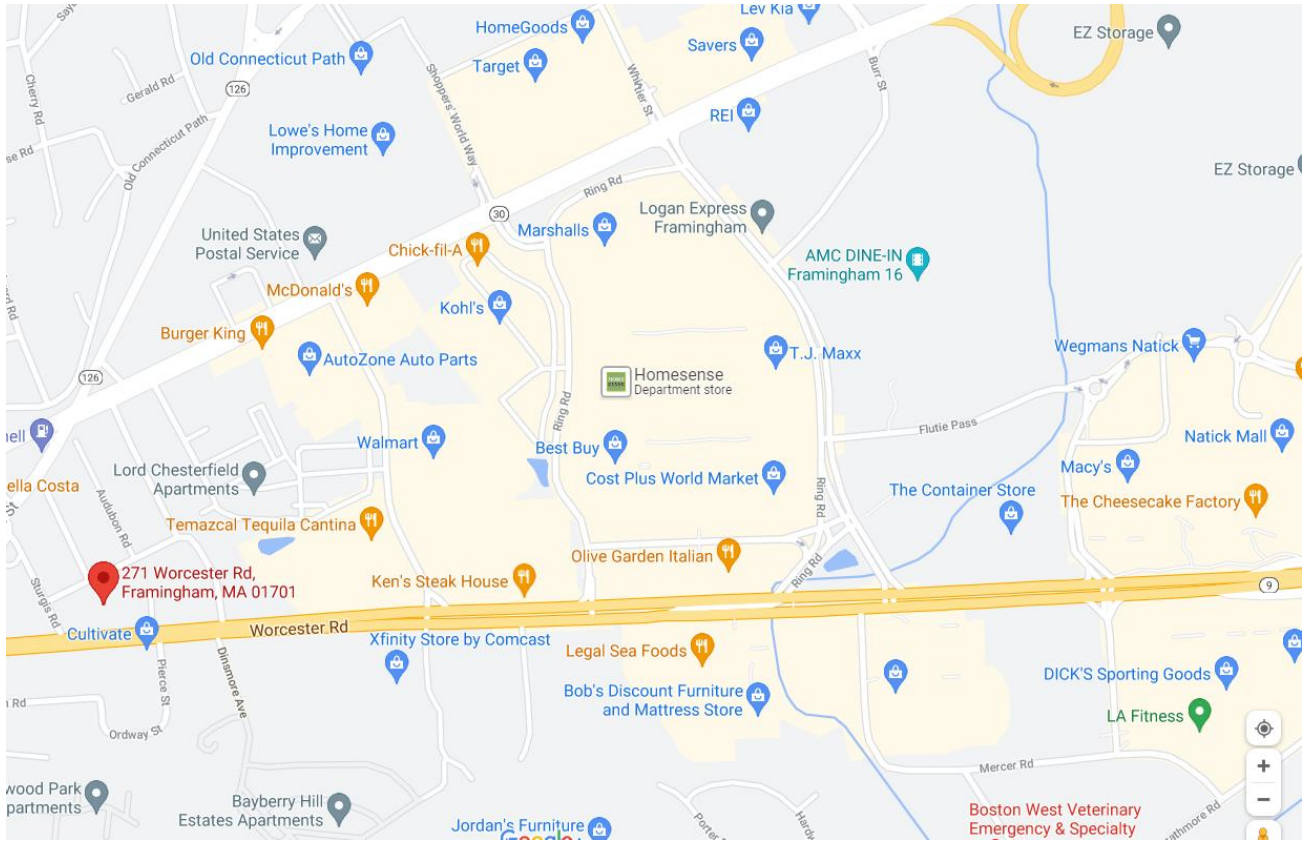
EXCLUSIVE LISTING BROKER

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Traffic Count – 51,183 (2024)



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