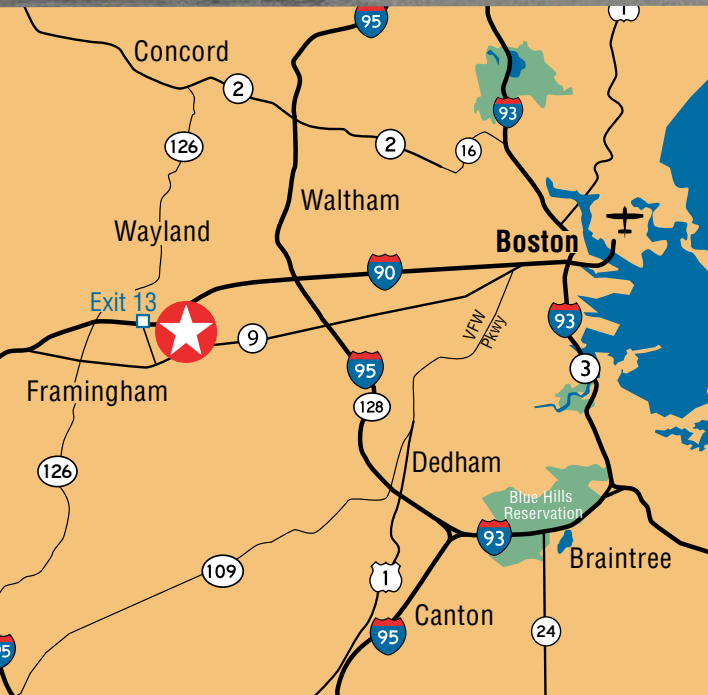


OFFICE SPACE FOR LEASE
NOW AVAILABLE 9,408 SF TOTAL OFFICE

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COMPANIES, INC.®
SINCE 1936

Speen Executive Center

50 SPEEN STREET, FRAMINGHAM MASSACHUSETTS

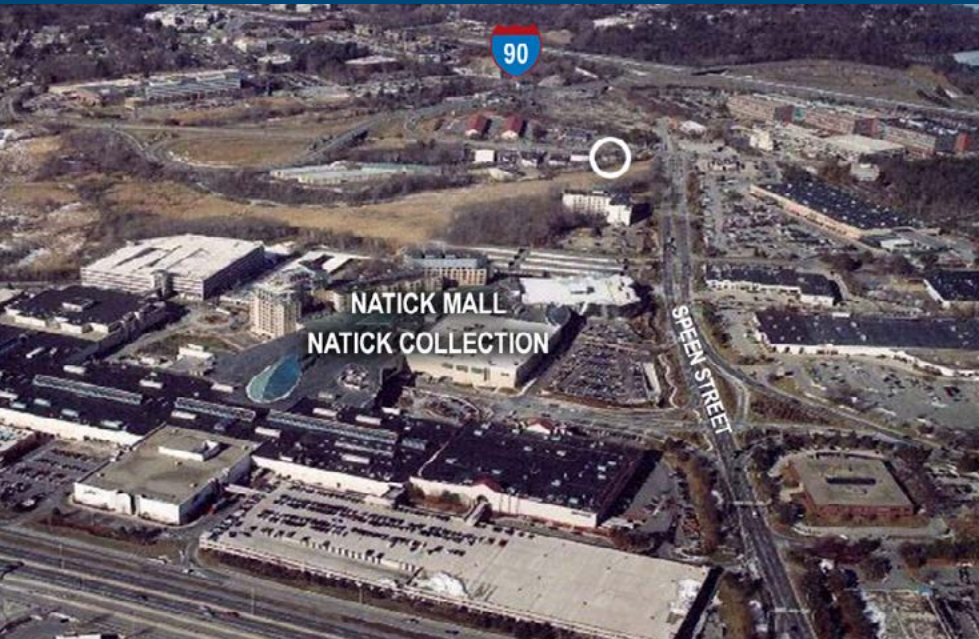


Speen Street Executive Center is a three-story, 31,669 sf first-class office building strategically located just one-quarter mile from the Massachusetts Turnpike (Interstate Route 90). Fully renovated in 2006, this state-of-the-art building provides exceptional efficiency and flexibility for office users. Building features include 4.1 covered and surface parking spaces/1,000 SF, exterior signage visibility overlooking the Massachusetts Turnpike, dramatic open ceiling office space with dedicated entrance and convenient access to local amenities.

Nearby amenities include the Natick Mall, Naked Fish, and the Marriott Residence Inn, as well as numerous retail, banking and restaurant services.

Speen Executive Center

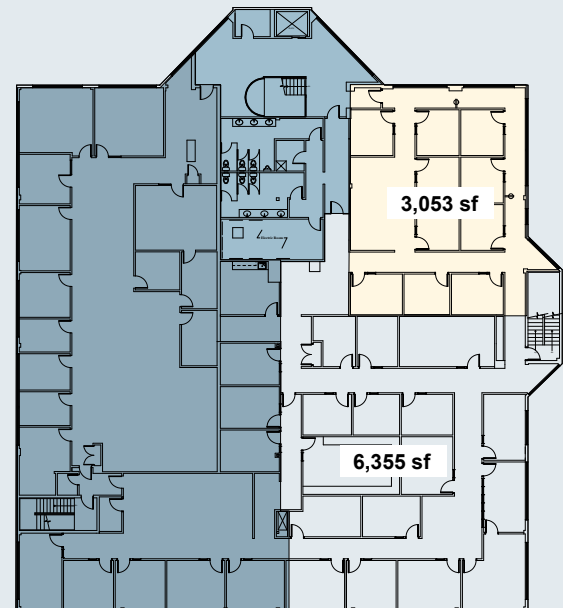
50 SPEEN STREET, FRAMINGHAM MASSACHUSETTS



BUILDING INFORMATION

Building Size:	31,669 s.f.
Year Built:	1977, renovated in 2006
Windows:	Predominately ribbon windows
Ceiling height:	9'-0" (14' slab to deck)
Electric:	400 AMP at 277/480 volt, 3 phase, 4 wire
Gas/Electricity:	NStar
HVAC:	Eight (8) new packed RTU's which provide approximately 12 tons of supply air each
Water/Sewer	The Town of Framingham
Elevator:	One (1) 2,500 lb. capacity hydraulic elevator
Parking:	4.10 spaces/1,000 SF (131 total, 30 covered)
Features:	Covered parking and storage space Convenient access to numerous retail, restaurant, banking, and hotel services, including the Natick Mall, Naked Fish, and the Marriott Residence Inn. Exterior signage with highway visibility CCTV Security System Located one-quarter mile from the Massachusetts Turnpike

FLOOR PLAN



**THE BULFINCH
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For more information, please contact
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