

100 STAPLES DRIVE | FRAMINGHAM, MASSACHUSETTS



CBRE

INVESTMENT OVERVIEW

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale 100 Staples Drive, a 160,925 SF Class A, 5-story office building, located in Framingham, Massachusetts (“the Property”). Currently 100% vacant, the Property offers best-in-class property specifications and on-site amenities including a café, conference/meeting centers, fitness center with showers and locker rooms, a yoga/spin studio, racquetball courts, electric car charging stations and landscaped outdoor space. The Property also includes an adjacent parking garage which, combined with the surface lot, offers a parking ratio of 3.87/1,000 SF (623 spaces).

Located within 9/90 Corporate Center, the Property is situated at the key intersection of Route 9 and Interstate 90 (Massachusetts Turnpike) at Exit 12, offering prime highway visibility. Situated approximately 20 miles west of Boston and Cambridge, the Property is also located 6.1 miles from Interstate 495 and 15 miles from Interstate 95, providing unrivaled access to the region’s major highway systems and population centers.

100 Staples Drive is being offered free and clear from existing debt. Once qualified investors have had a chance to review, CBRE will schedule a call for offers.



160,925 SF
CLASS A OFFICE SPACE



VISIBILITY
& CORPORATE BRANDING
OPPORTUNITIES



ROBUST ON-SITE
AMENITY PACKAGE



CONNECTED
CAMPUS SETTING



EASY ON/OFF
ACCESS





9

100 STAPLES DRIVE

90



Mature corporate setting



Plethora of nearby amenities



Long list of corporate neighbors



Value-add opportunity



Corporate Environment with on-site amenity package



Unparalleled highway accessibility & visibility



Framingham/Natick historically outperforming the I-495 West office market



CONTACTS

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