

RESERVOIR NINE

132 | 134 | 136 | 144 TURNPIKE ROAD

SOUTHBOROUGH, MA



RESERVOIR NINE

CENTRALLY LOCATED
DIRECTLY ON ROUTE 9
BETWEEN INTERSTATE 495 AND
THE MASS PIKE FRAMINGHAM

Reservoir Nine Southborough is a 300,000 SF office campus comprised of 132, 134, 136 & 144 Turnpike Road. The campus is situated directly across from the Sudbury Reservoir offering sweeping water views from every building. The amenity-rich campus offers two full-service cafeterias, three fitness centers and a walking trail to Whites Corner Retail Plaza where tenants will have direct access to a host of convenience amenities.

Be a part of Southborough's premier office community.



ABUNDANT AMENITIES

Reservoir Nine offers tenants both on campus amenities and retail amenities at Whites Corner, which is connected to the campus by a walking path.



WHITE'S CORNER

COLD STONE CREAMERY

YIN Cafe

ihola! Restaurant & Tequila Bar

STARBUCKS

tomasso TRATTORIA · ENOTECA

PARK AMENITIES

- WALKING PATH TO AMENITIES
- FITNESS CENTERS AT 132, 134 & 136 TURNPIKE
- FULL-SERVICE CAFETERIAS AT 136 & 144 TURNPIKE
- CAFETERIA FOOD DELIVERY AVAILABLE AT 134 TURNPIKE

9

9

virtusa
Accelerating Business Outcomes

block engineering

BAYSTATE FINANCIAL

GTxcel

Strategic BENEFIT ADVISORS

BEALS + THOMAS

OLYMPUS

134
TURNPIKE

132
TURNPIKE

136
TURNPIKE

144
TURNPIKE

FIND YOUR PERFECT FIT

132 TURNPIKE ROAD



Size: 72,266 SF
Floors: Three
Year Built/Renovated: 2014/2018



136 TURNPIKE ROAD



Size: 83,227 SF
Floors: Three
Year Built/Renovated: 2001/2018



134 TURNPIKE ROAD



Size: 50,000 SF
Floors: Three
Year Built/Renovated: 2007/2019



144 TURNPIKE ROAD



Size: 99,758 SF
Floors: Two
Year Built/Renovated: 1999/2019



BOSTON

DISTANCE TO:

BOSTON: 27.5 MILES | 33 MINUTES

 1.8 MILES | 3 MINUTES

 3.5 MILES | 6 MINUTES

ALL IN THE NEIGHBORHOOD

CORPORATE NEIGHBORS



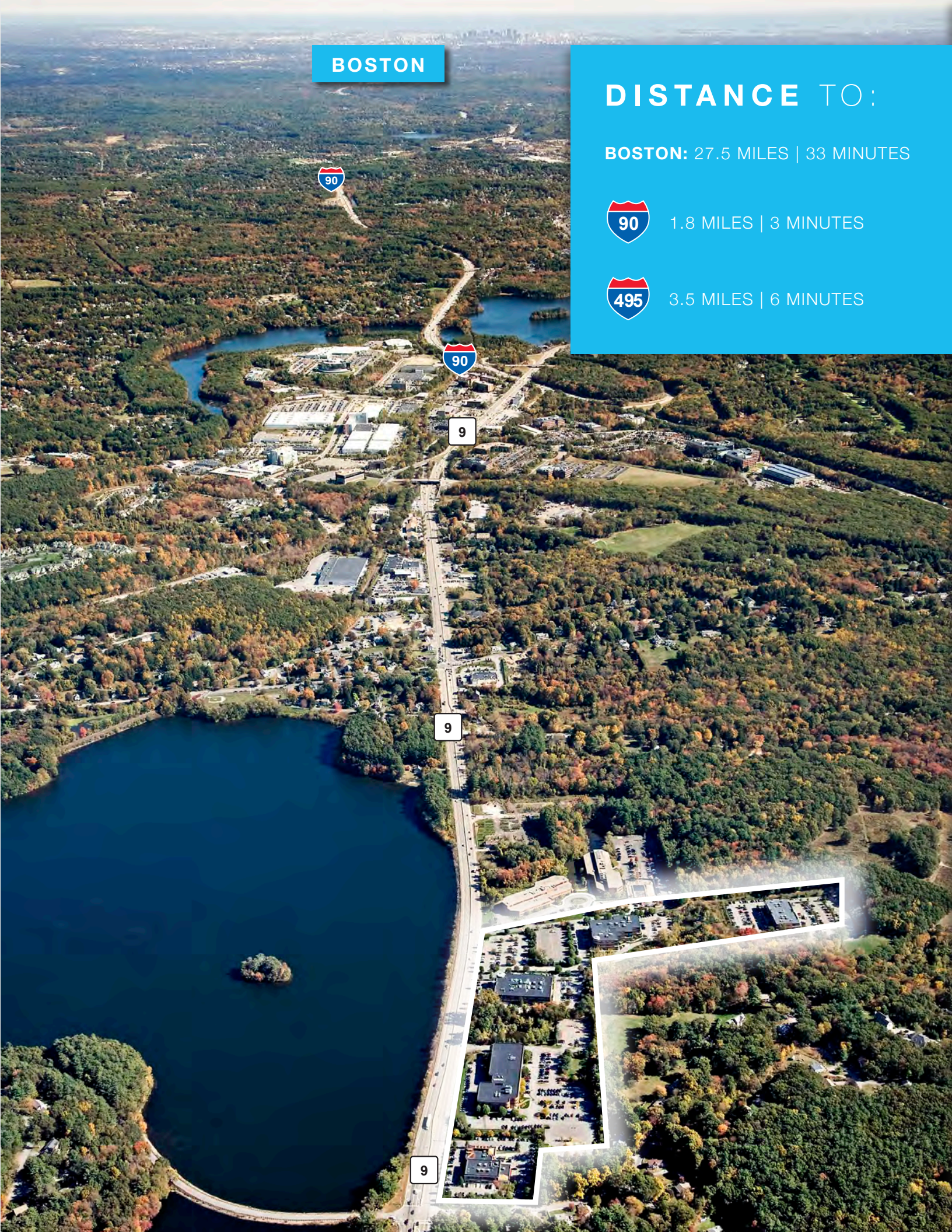
HOTELS



ACCESS



MASS DOT PARK & RIDE
BUS SERVICE



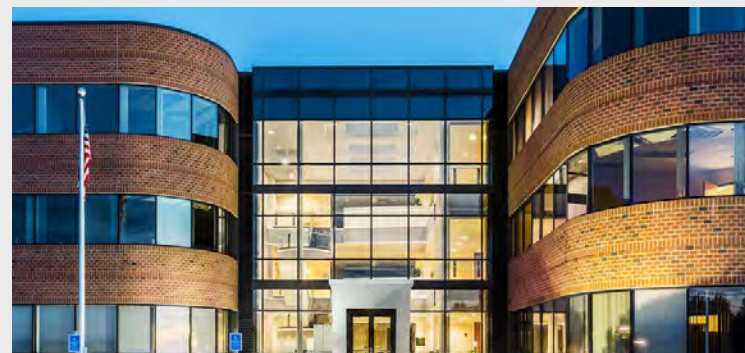
LOCAL, HANDS ON OWNERSHIP

Capital Group Properties is a full-service real estate development company **headquartered in Southborough, Massachusetts**. Capital Group Properties specializes in the permitting, construction and property management of commercial, residential, retail and industrial developments throughout Massachusetts. Bill Depietri established the company in 1987 based on his respected reputation for attention to detail, quality and customer service.

A real estate developer for over 32 years, Depietri enthusiastically involves himself in every project. Collectively, Depietri and his management team offer over 100 years of commercial, residential and retail real estate experience.

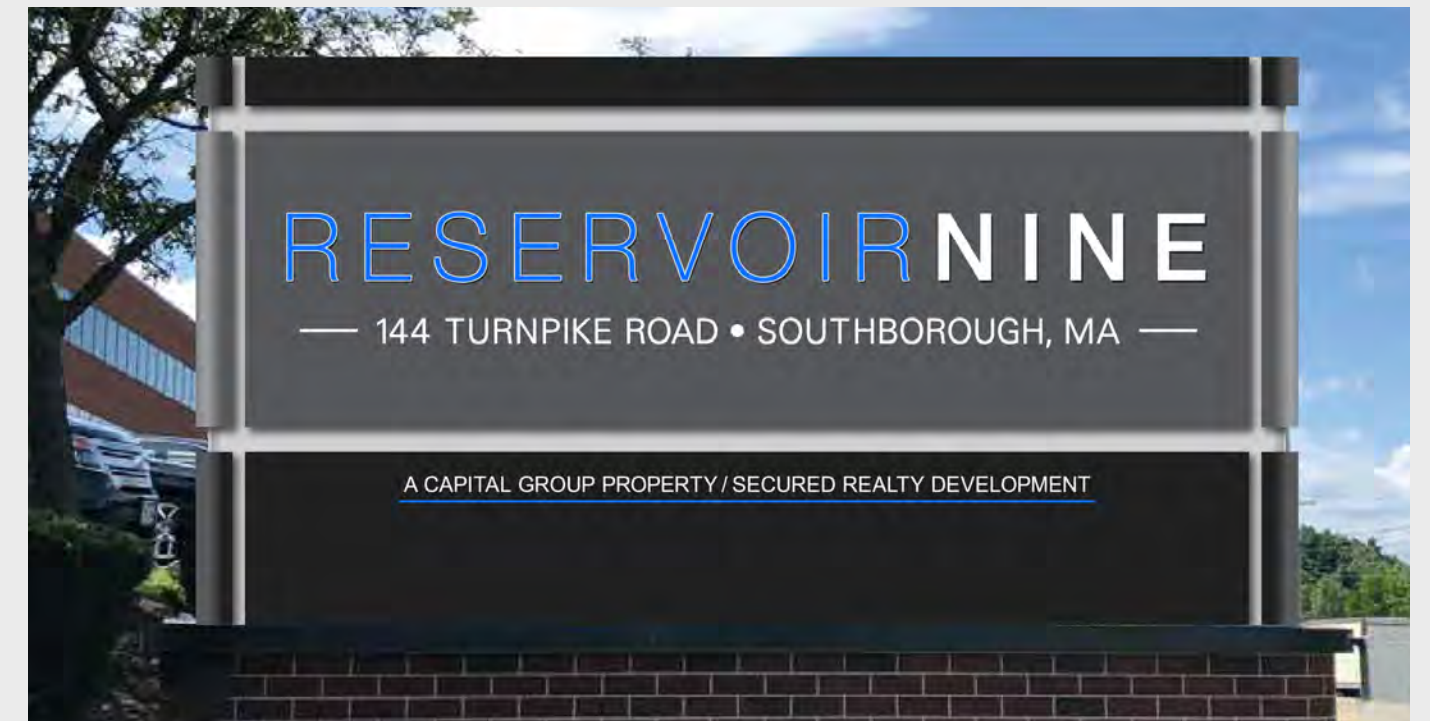
Today, Capital Group Properties owns and manages over **450,000 SF of Class A office space in Southborough alone**. Offering tenants unmatched flexibility and growth opportunity.

- **There are six full-time employees assigned to Southborough Place**; a property manager, assistant property manager, tenant coordinator, day porter, facility technician and building engineer.
- Southborough Place has **24 hour on call service for its tenants**.



BRAND & IDENTITY

Reservoir Nine offers exterior signage and branding potential directly on Route 9.





PLEASE CONTACT THE LEASING TEAM
FOR INFORMATION:

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