

# 100 Crowley Drive

MARLBOROUGH, MA



## AVAILABLE SPACE

1,996 SF | 1st Floor  5,195 SF | 2nd Floor

Avison Young is pleased to present for lease **100 Crowley Drive in Marlborough, MA**. Located immediately off of **I-495 via Exit 25A**, 100 Crowley Drive offers unparalleled access to both **I-495 and I-290 via the Route 85 Connector**. Built in 2010, the building offers a contemporary high-tech feel and features a two-story grand lobby with maple and stainless steel finishes.

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**AVISON  
YOUNG**



AVAILABLE SPACE | 1,996 SF | 1st Floor  
5,195 SF | 2nd Floor

BUILDING SIZE | 100,000 SF

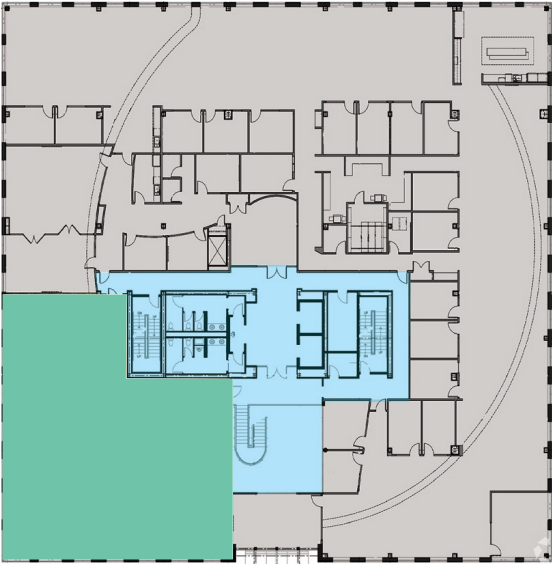
USE | OFFICE  
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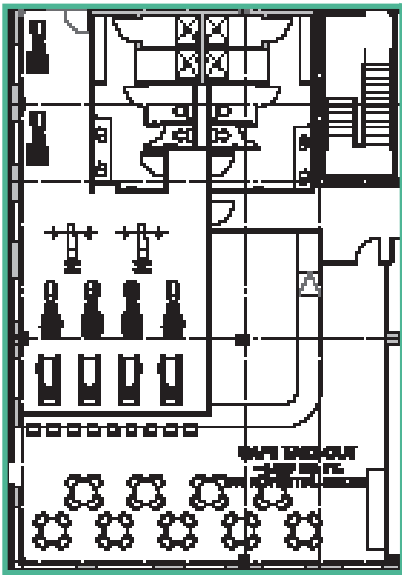
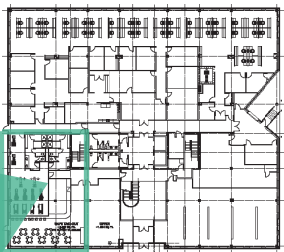
1st  
FLOOR  
Available  
Space  
1,996 SF



2nd  
FLOOR  
Available  
Space  
5,195 SF



1st  
FLOOR



FIRST FLOOR CAFE :



Updated lobby



Building entrance



**First Colony Group** is one of the region's preferred developers with **over 2,000,000 sq ft of commercial/industrial space built**, operated, and leased. First Colony Group and its affiliates are able to offer potential clients complete and customized turnkey build-to-suit, permitting, management, and transportation logistics services.

Route 85 signage opportunity



- Located immediately off of I-495 via Exit 25A.
- Access to both I-495 and I-290 via the Route 85 Connector.



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