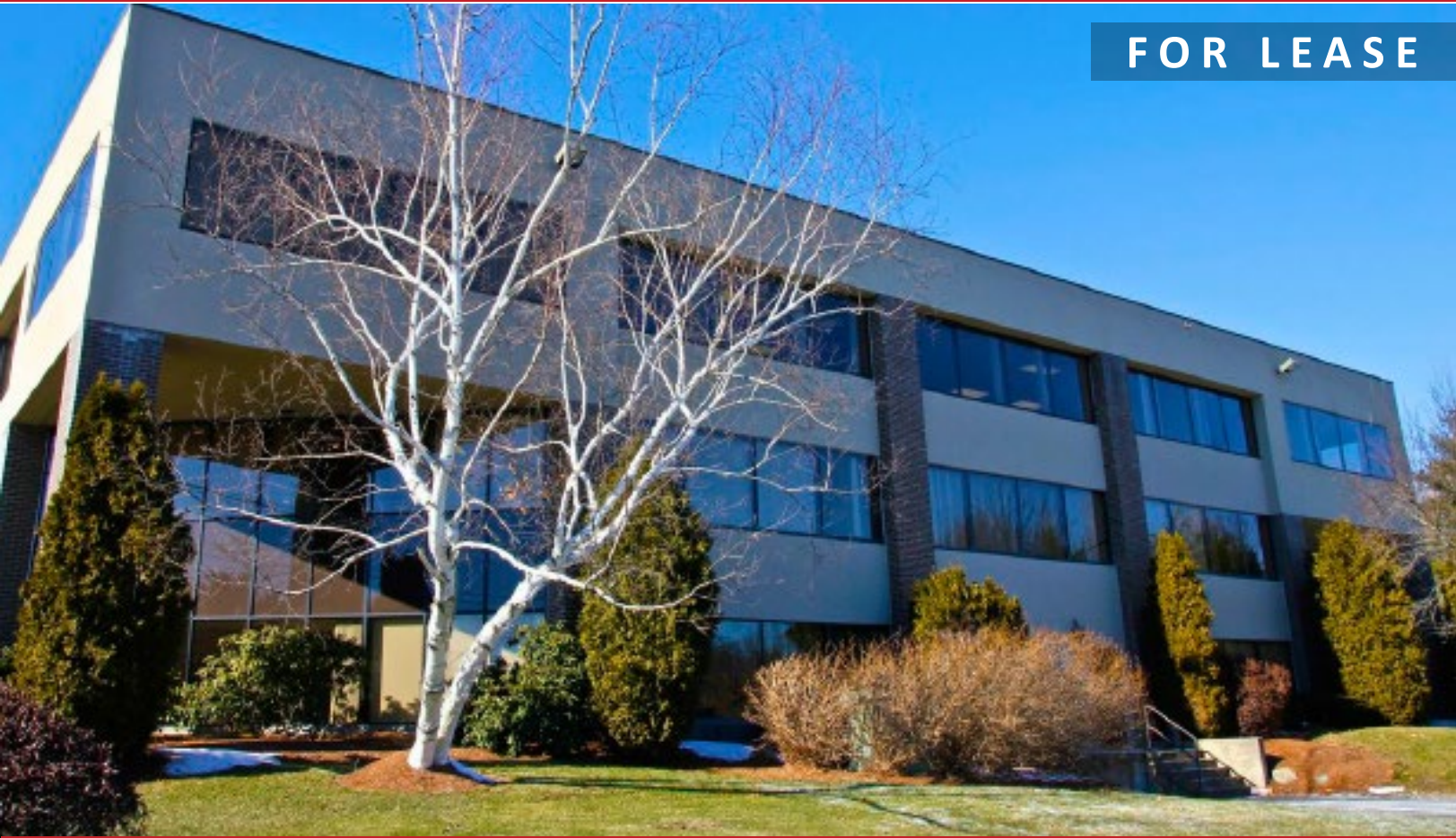


SOUTHBOROUGH BUSINESS CENTER

225 Turnpike Rd | Southborough, Massachusetts

FOR LEASE



72,000-SF, 3-Story R&D/Office Building

4,000-41,000 SF Office Suites with convenient access on Route 9; minutes from Route 495 and the Massachusetts Turnpike.

- 415 parking spaces **(5.83/1,000 SF)**
- Route 9 & Building Signage
- Updated Common areas
- Local ownership
- Tailboard loading
- Great Highway access

Rental Rate: \$17.50/SF

For more information please contact:

Craig Johnston 508-651-9022 cjohnston@rwholmes.com

Garry Holmes 508-655-5626 gholmes@rwholmes.com

Jim Bartholomew 508-651-9023 jimb@rwholmes.com

R.W. HOLMES
COMMERCIAL REAL ESTATE

321 Commonwealth Road, Suite 202, Wayland, MA 01778 | Phone (508) 655-5626 www.rwholmes.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SOUTHBOROUGH BUSINESS CENTER

225 Turnpike Rd | Southborough, Massachusetts

SPECIFICATIONS

- 72,000 SF Office Building
- 4,000-40,674 SF Suites available
- 415 Parking Spaces (5.83/1,000 SF)
- Local Ownership
- Tailboard Loading
- Update Common areas

AMENITIES

- Red Barn Coffee Roasters
- Tomasso Trattoria & Enoteca
- Eros Gourmet Pizza & Deli
- Yama Fuji Asian Cuisine
- Subway
- Wendy's



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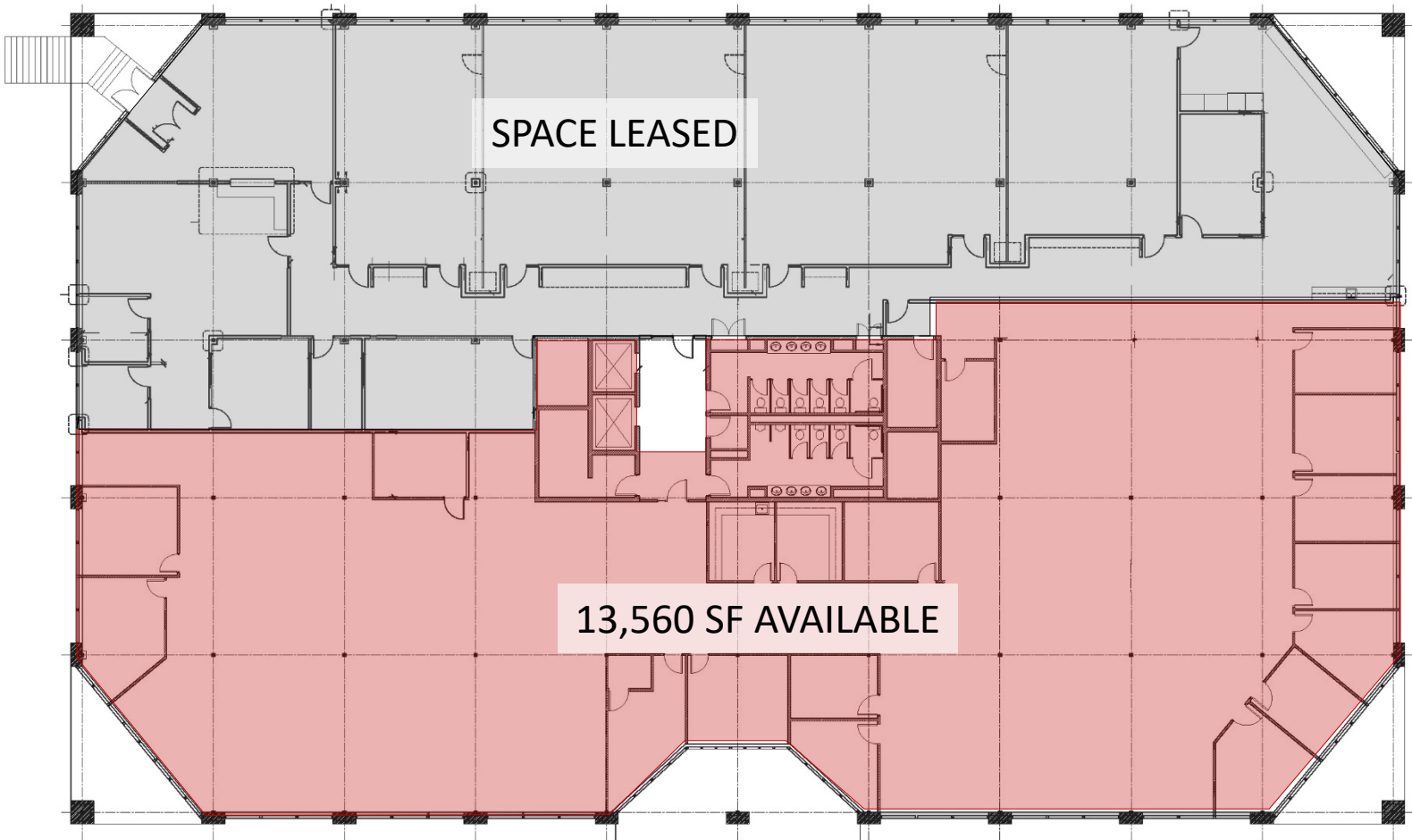
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SOUTHBOROUGH BUSINESS CENTER

225 Turnpike Rd | Southborough, Massachusetts

FLOOR PLAN
Second Floor
13,650 SF



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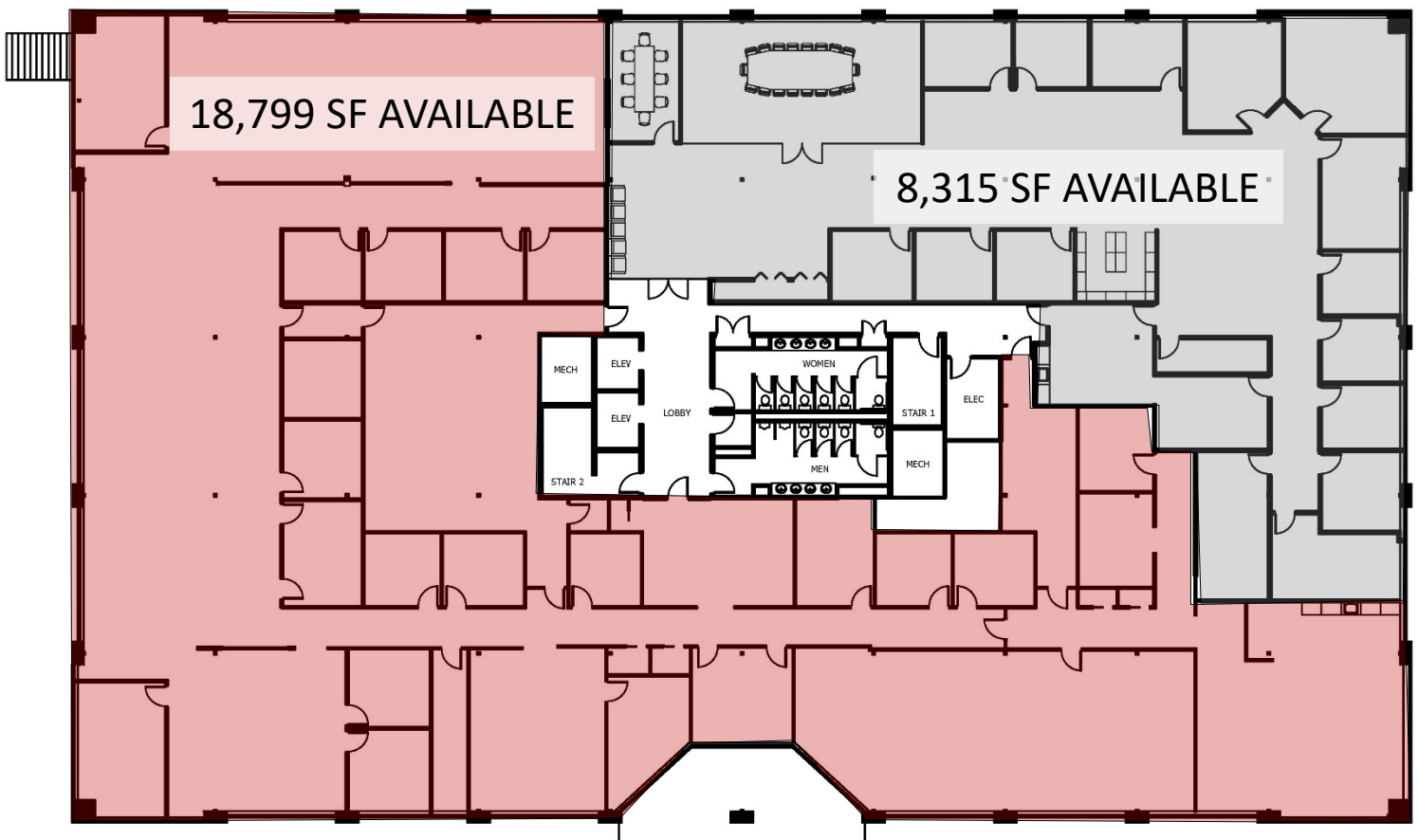
SOUTHBOROUGH BUSINESS CENTER

225 Turnpike Rd | Southborough, Massachusetts

FLOOR PLAN

Third Floor

27,114 SF



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