

For Lease

1075 WORCESTER STREET | NATICK



3-Story, 61,000 SF Office Building

1075 Worcester Street is a brand new state of the art office/lab building located on the westbound side of Route 9 with beautiful views of Lake Cochituate.

- 10,000 SF (subdividable) available on the 3rd floor
- Visibility on Route 9, and 1.5 miles to exit 13 of the Mass Pike
- New construction and ability to customize your space
- Beautiful lake views
- Amenities: showers, conference/training room

Lease Rate: \$32.00 + utilities



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Potential Buildout Looks

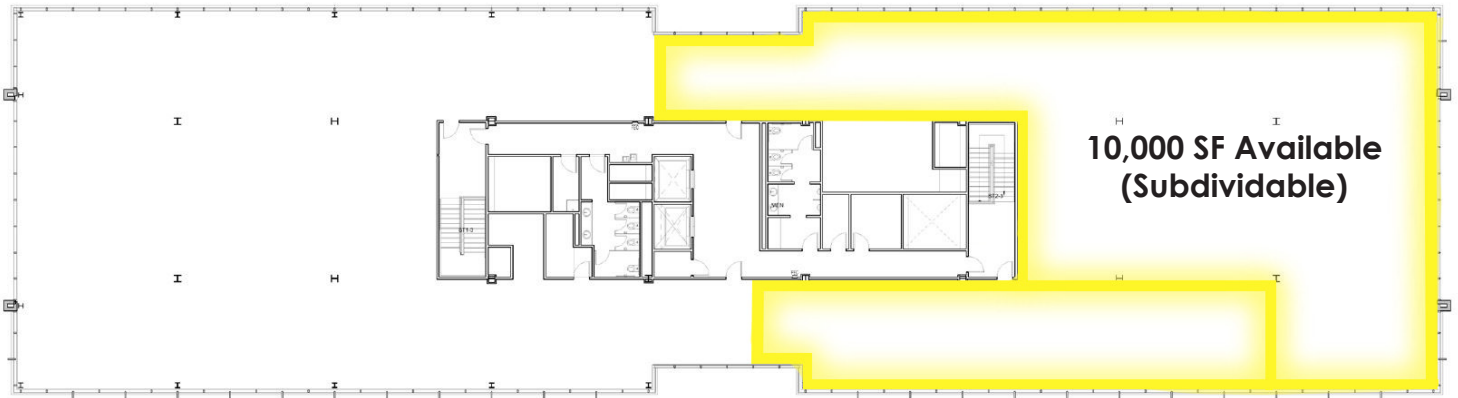


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Floor Plan



Level 3



For more information please contact:

Garry Holmes | 508-651-9020 | gholmes@rwholmes.com

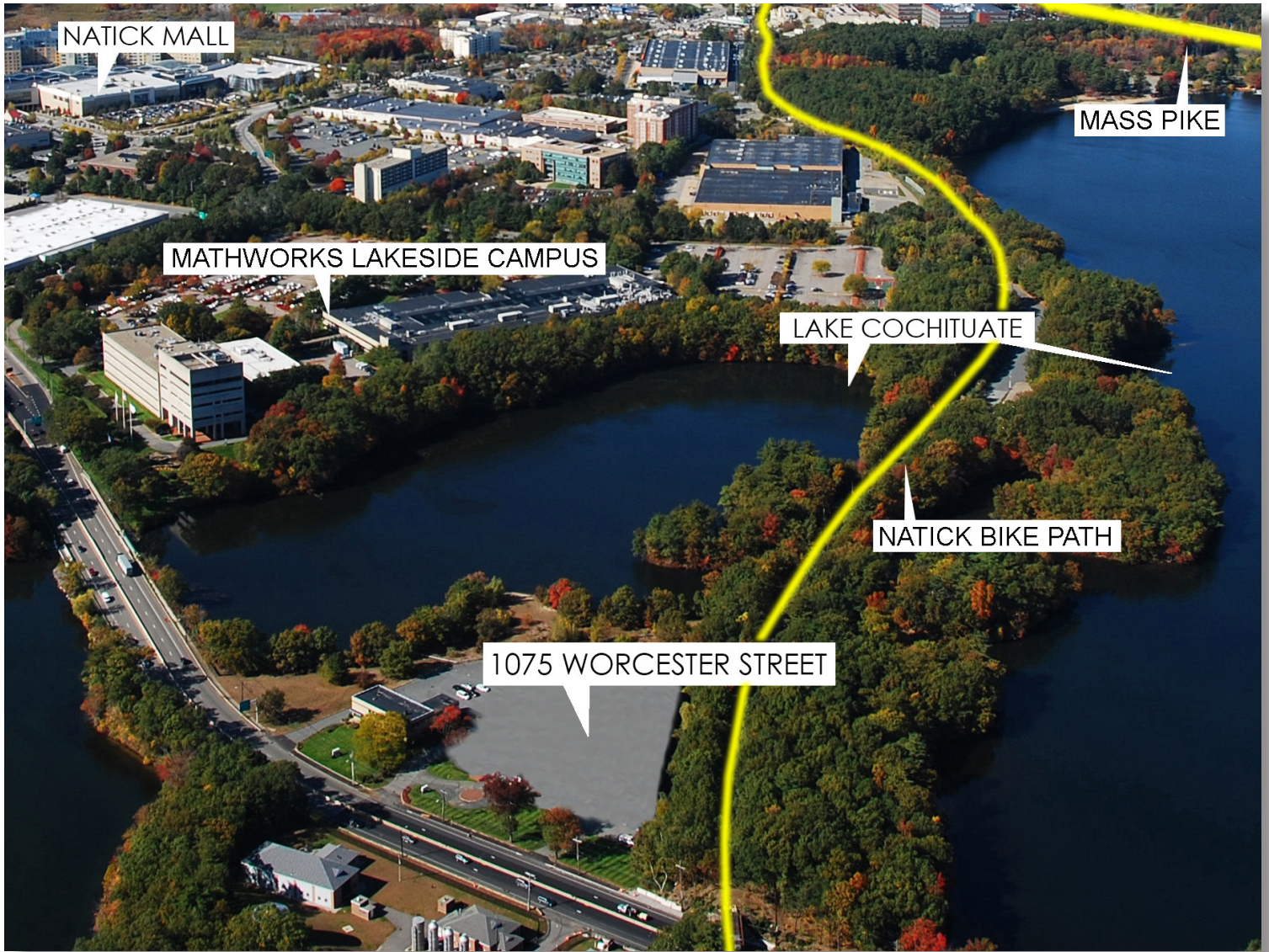
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Location



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Building Specifications

Owner:	Exponent, Inc.
Building Completed:	2019
Square Footage:	60,920 gross square feet on 3 floors
Architect:	SGA Architects
Lot Size:	2.93 acres
Clearance:	12'-6" Floor to underside of lowest steel for the 1st floor and 10'-3" to underside of lowest steel for the 2nd & 3rd floors.
Parking Spaces:	204 Spaces
Loading Dock:	2 Loading Docks
Communications:	Verizon & AT&T Both fiber and cable brought to the site.
Floor Loads:	1st Floor (6" slab, 150 psf), 2nd & 3rd Floors (3" thick, 100 psf)
Elevators:	Two passenger elevators. One rated for 2,500 pounds with 3'-6" front opening doors and a larger elevator rated for 3,500 lb pounds.
Heating System:	2 – 1500 MBH input each high efficiency gas fired boilers with (2) 170 GMP (1- standby) hot water pumps.
HVAC:	The future First Floor tenant space is provided with (1) 44" x 30" supply duct and (1) 44" x 30" exhaust duct capped at the roof and the First Floor for tenant use. 2- 70 Ton air cooled packaged variable air volume roof top units with gas heat for morning warm up serve the First Floor common areas as well as the Second and Third Floor office space. Fan powered terminals with hot water heating coils serve the perimeter and variable air volume terminal units serve the interior spaces.
Electrical System:	480/277 Volt, 2,500 Ampere, Three-Phase, 4 Wire Switchboard with 2500A Main.
Security system:	24/7 card read building access and site video cameras. Building exterior doors will be monitored after normal business hours.

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