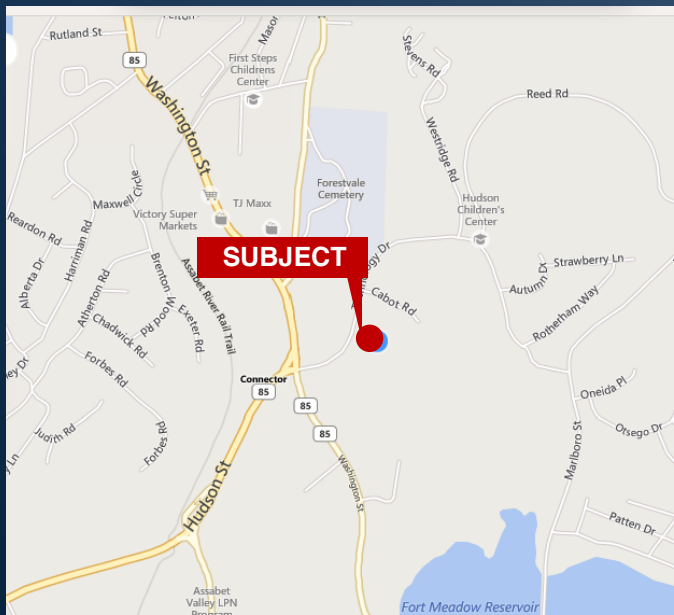


1 CABOT ROAD

KELLEHER-SADOWSKY.COM

HUDSON, MASSACHUSETTS



AVAILABLE FOR LEASE

±68,500 SF

OFFICE BUILDING

On behalf of K & L Realty, Kelleher & Sadowsky Associates, Inc. is pleased to offer for lease One Cabot Road, a ±68,500 SF first class office building located at the intersections of I-290, I-495, Routes 85 and 20 in Hudson MA. In addition to phenomenal accessibility, One Cabot offers beautiful architecture, a dramatic atrium lobby, ample parking in a campus setting, and many retail amenities within walking distance. The new, local owner is updating the common areas, mechanical systems, and landscaping. Management is in-house and offers immediate and professional response. There are suites available in a range of sizes, from ±1,000 to ±12,000 RSF. Located less than thirty minutes to Worcester and Boston, the property offers one of the greatest leasing values in Metrowest. The owner provides free space planning, and will construct a suite to a tenant's specifications.

For more information or to schedule a tour, please contact:

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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

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Worcester, Massachusetts 01608
Office: 508.755.0707



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

1 CABOT ROAD

HUDSON, MASSACHUSETTS

KELLEHER-SADOWSKY.COM



Property Description

Address:	One Cabot Road, Hudson, MA
Building Size:	±65,571 square feet
Stories:	Two
Year Built:	Circa 1989
Available Space:	975/RSF to 22,000/RSF Suite 104: 5,455/RSF Suite 200: 6,844/RSF Suite 210: 6,084/RSF Suite 270: 975/RSF Suite 290: 2,073/RSF
Parking:	230 surface spaces – 3.5 per 1,000/RSF
Security:	Card key access
Access:	24 hours/7 days/365 year
HVAC:	Electric VAV system
Elevators:	One passenger, one freight
Loading:	One (1) tailboard height dock door
Features:	Business Park Setting Fitness Center Men's & women's showers on-site Walk to area restaurants and retailers Building upgrades planned 975/RSF to 15,000/RSF
Base Rent:	\$15.50/RSF, plus electric



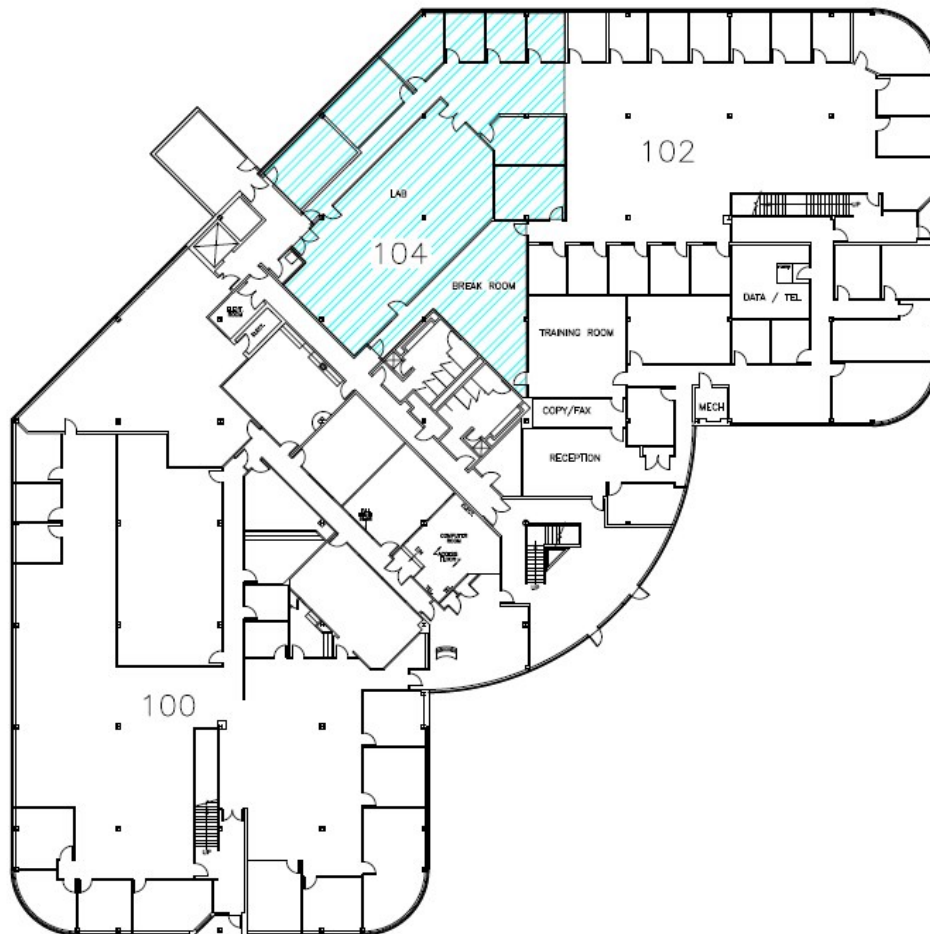
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Floor Plan: 1st Floor



1 CABOT ROAD

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Floor Plan: 2nd Floor

