

# 116 FLANDERS ROAD

WESTBOROUGH, MA 01581



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 **CARRUTH**  
COMMERCIAL REAL ESTATE SOLUTIONS  
(508) 898-3800

# 116 FLANDERS ROAD

Westborough, MA 01581

**Submarket:** The Boroughs

**County:** Worcester



## PROPERTY DESCRIPTION

**Property Type:** Office

**Secondary Type:**

**Class:** A

**Building Size:** 38,100 SF

**Year Built/Renov:** 2002

**Stories:** 3

**Parking:** Ratio of 3.50/1,000 SF

**Parcel No:** WBOR-000029-000107

**Typical Floor Size:** 12,700 SF

**Elevators:** 1

**Loading Dock:** 1

**Amenities:** Food service in park, fitness center in park, on site management, garage parking, restaurants, shopping center, signage



## PROPERTY HIGHLIGHTS

This immaculate **3 story office building** is one of two buildings (116 & 118 Flanders Road) under common ownership on this 26.5 acre site. The building enjoys **great views** on a wooded lot, **ample parking**, **indoor garage parking**, loading dock, walking trails on the abutting 65 acres of conservation land, and access to the cafeteria & fitness center located

in the adjacent building. Located less than 2 miles from the intersection of **I-495/Rte 9**, the property is conveniently accessible via both Flanders Road and Washington Street. **Amenities** abound in close proximity including hotels, restaurants, retail centers, child care and commuter rail.





38,100

**Building  
SQUARE FOOTAGE**



12,700

**Typical  
FLOOR SIZE**



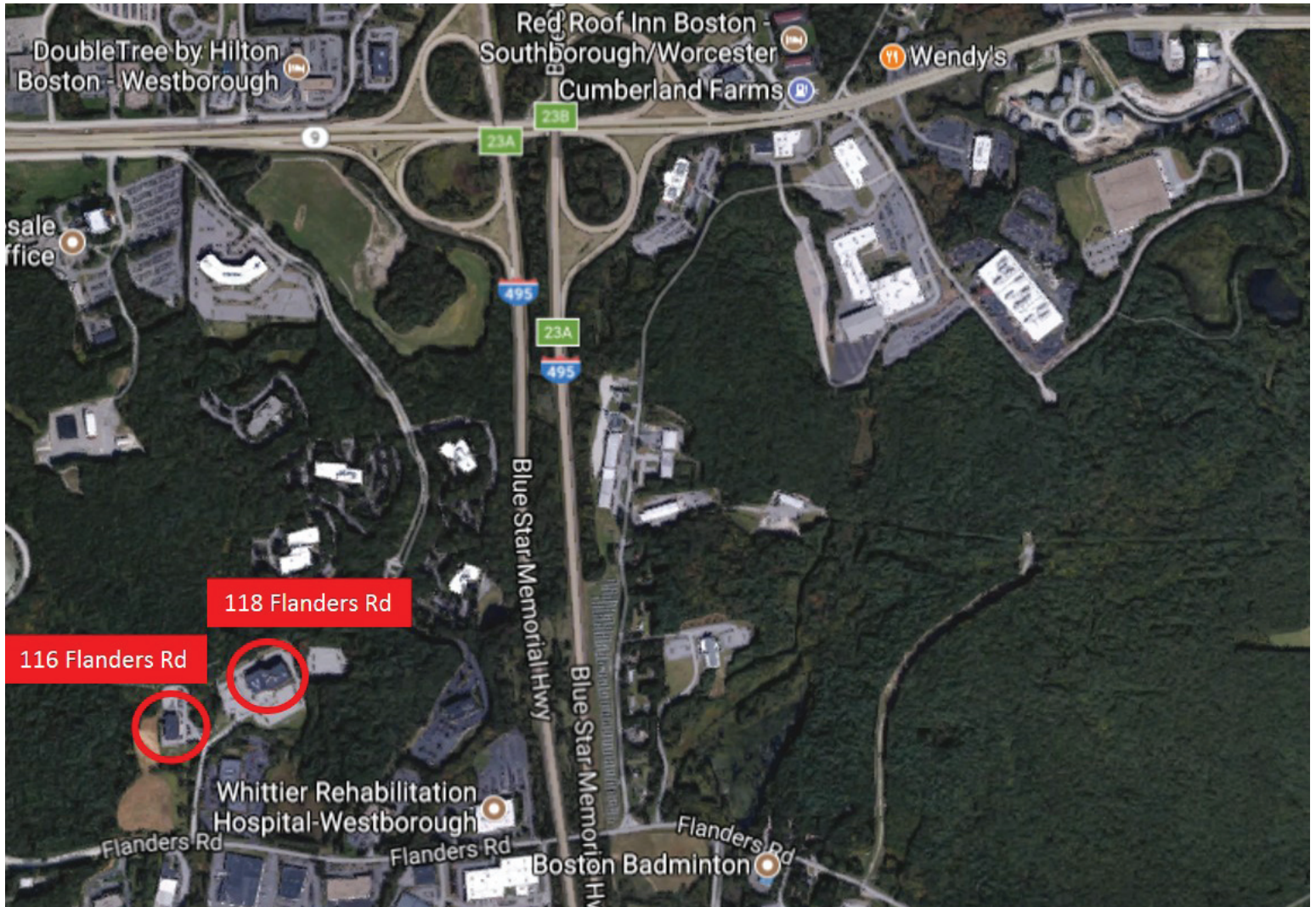
3.50

**Per 1,000 Square Feet  
PARKING RATIO**



3

**STORY BUILDING**



## FOR LEASING INFORMATION CONTACT:

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