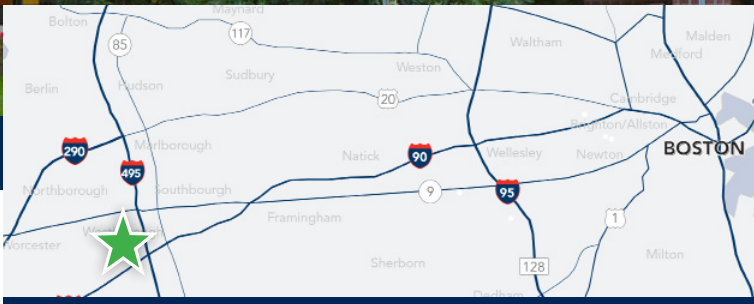

First Class Office Space

2200 WEST PARK DRIVE • WESTBOROUGH, MA



3 STAR OFFICE BUILDING

ON-SITE CAFETERIA &
FITNESS CENTER

LANDSCAPED GROUNDS

LINCOLN
PROPERTY
COMPANY

KS Partners owned & managed



BUILDING DETAILS

Building	75,000 SF
Floors	Four-story
Year Built	1999
Parking	4 / 1000 SF
Amenities	Newly Renovated Lobby & Common Areas Fitness Facility with Showers & Lockers
Loading	Tailboard Height
Fire Protection	Fully Sprinklered Additional dry fire sprinkler system on the 1st floor
Emergency Power	Electrical infrastructure is still intact from a large capacity generator which powered the entire 1st floor space
Fiber	Two fiber sources available to the property

SUBURBAN LEASING

TIM LATHAM
Senior Vice President
617.951.4104
tlatham@lpc.com

CHRIS DEVAUX
Senior Vice President
617.951.4124
cdevaux@lpc.com

CAROLYN MOLLOY
Senior Associate
617.951.4117
cmolloy@lpc.com

**LINCOLN
PROPERTY
COMPANY**

53 State Street, 8th Floor | Boston, MA | (T) 617.951.4100 | LPCBoston.com

LOCATION OVERVIEW & AMENITIES



CORPORATE NEIGHBORS

BOSE

eClinicalWorks

Integrated GENETICS
LabCorp Specialty Testing Group

virtusa
Accelerating Business Outcomes

PALL Pall Corporation

CLEAResult



3 Conference Centers



2 Shopping Centers



6 Casual Restaurants



5 Dry Cleaners



6 Hotels