

# 200 FRIBERG PARKWAY

WESTBOROUGH, MA 01581



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**CARRUTH**  
COMMERCIAL REAL ESTATE SOLUTIONS

(508) 898-3800

# 200 FRIBERG PARKWAY

Westborough, MA 01581

**Submarket:** The Boroughs

**County:** Worcester



## PROPERTY DESCRIPTION

<b>Property Type:</b>	Office	<b>Typical Floor Size:</b>	27,557 SF
<b>Secondary Type:</b>		<b>Elevators:</b>	2
<b>Class:</b>	A	<b>Loading Dock:</b>	1
<b>Building Size:</b>	107,219 SF	<b>Ceiling Heights*</b>	
<b>Year Built/Renov:</b>	1984 / 2017	<b>Slab to Slab:</b>	11'9"
<b>Stories:</b>	4	<b>Clear Height:</b>	10'7"
<b>Parking:</b>	Ratio of 4.40/1,000 SF	<b>Amenities:</b>	Food service, fitness center, conferencing facility, on site management, restaurants, hotels, shopping center, pond
<b>Parcel No:</b>	WBOR-000035-000135		

*\*Slab to Slab = Height from top of flr slab on 1st flr to underside of the slab below 2nd flr; Clear Height = Height from flr slab on 1st flr to underside of bar joist below 2nd flr*



## PROPERTY HIGHLIGHTS

If you have not been by this building recently, you need to stop in and take a look. Having completed **major upgrades** during 2016/2017, including a brand new full-service cafeteria and fitness center, stunning lobby and common area upgrades and fantastic landscaping upgrades, the building is transformed. The location on **Route 9 at I-495** is superb with easy access to the **Mass Pike (I-90)**. The building has **ample**

**parking** and is surrounded by restaurants, hotels and shopping. This **four-story office building** has the flexibility to meet the needs of tenants from the very small to the very large. Available spaces have been **recently renovated**. What could be better than that? Worth it to come to Westborough. Check it out!



107,219

Building  
SQUARE FOOTAGE



27,557

Typical  
FLOOR SIZE



4.40

Per 1,000 Square Feet  
PARKING RATIO



4

STORY BUILDING



## FOR LEASING INFORMATION CONTACT:

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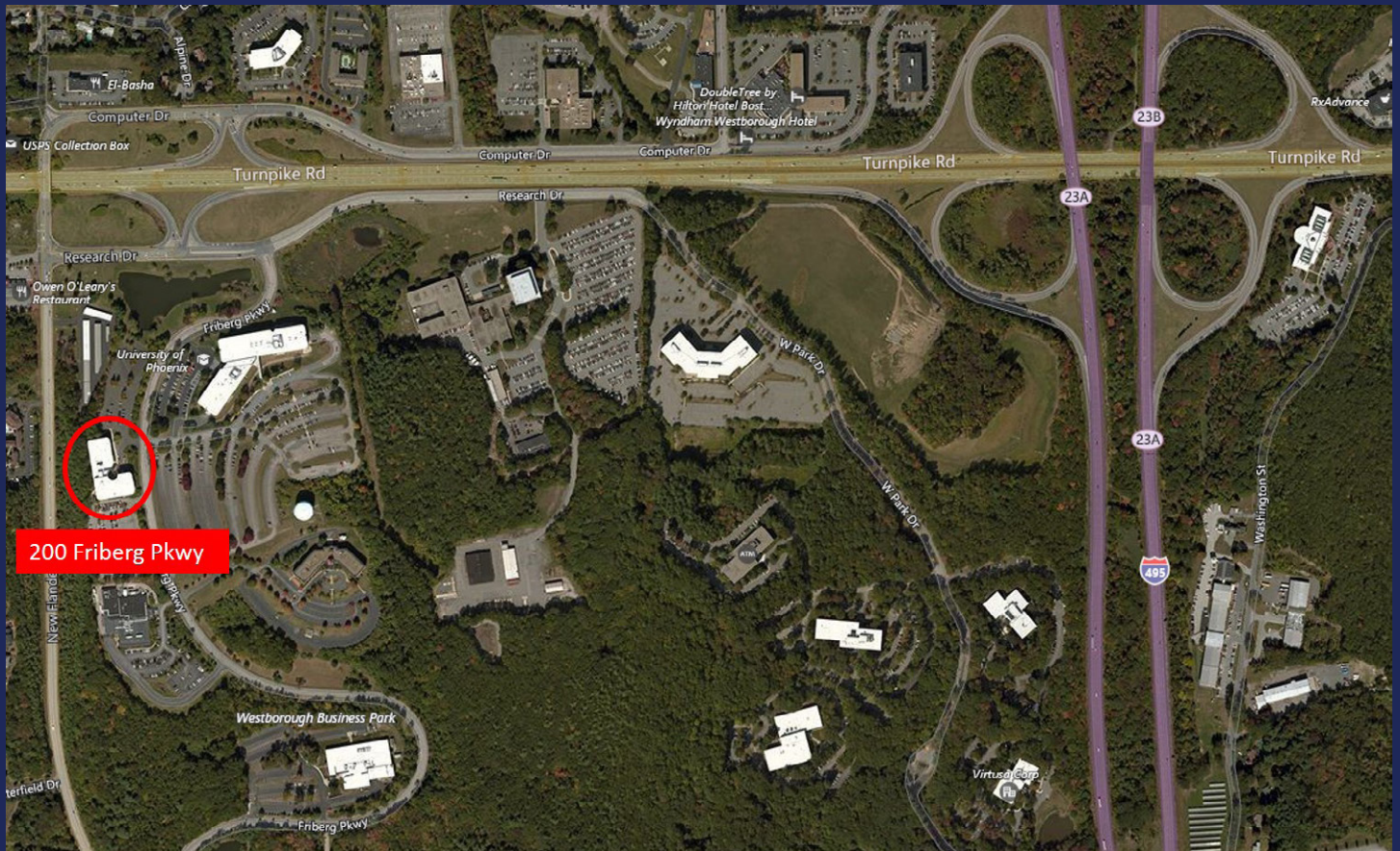
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