

2400 COMPUTER DRIVE

WESTBOROUGH, MA 01581



WWW.CARRUTHCAPITAL.COM



(508) 898-3800

2400 COMPUTER DRIVE

Westborough, MA 01581

Submarket: The Boroughs

County: Worcester



PROPERTY DESCRIPTION

Property Type:	Office	Typical Floor Size:	40,051 SF
Secondary Type:	R&D	Elevators:	None
Class:	B	Drive-in Bays:	1
Building Size:	80,103 SF	Ceiling Heights*	
Year Built/Renov:	1982 / 2017	Slab to Slab:	12'10"
Stories:	2	Clear Height:	11'8"
Parking:	Ratio of 4.24/1,000 SF	Amenities:	Day care, fitness center, hotels, restaurants, shopping, signage
Parcel No:	WBOR-000035-000164		

**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

Enjoying a prime location, this two-story **office/flex** building is visible from **Rte 9 and I-495** and boasts a brand new **expanded 2 story lobby** and **fully renovated common areas**. The site has **abundant**

parking and access to numerous local **amenities** including hotels and restaurants, shopping centers and a daycare center within the park. **Recently renovated** vacant spaces are a must see.



80,103

Building
SQUARE FOOTAGE



40,051

Typical
FLOOR SIZE



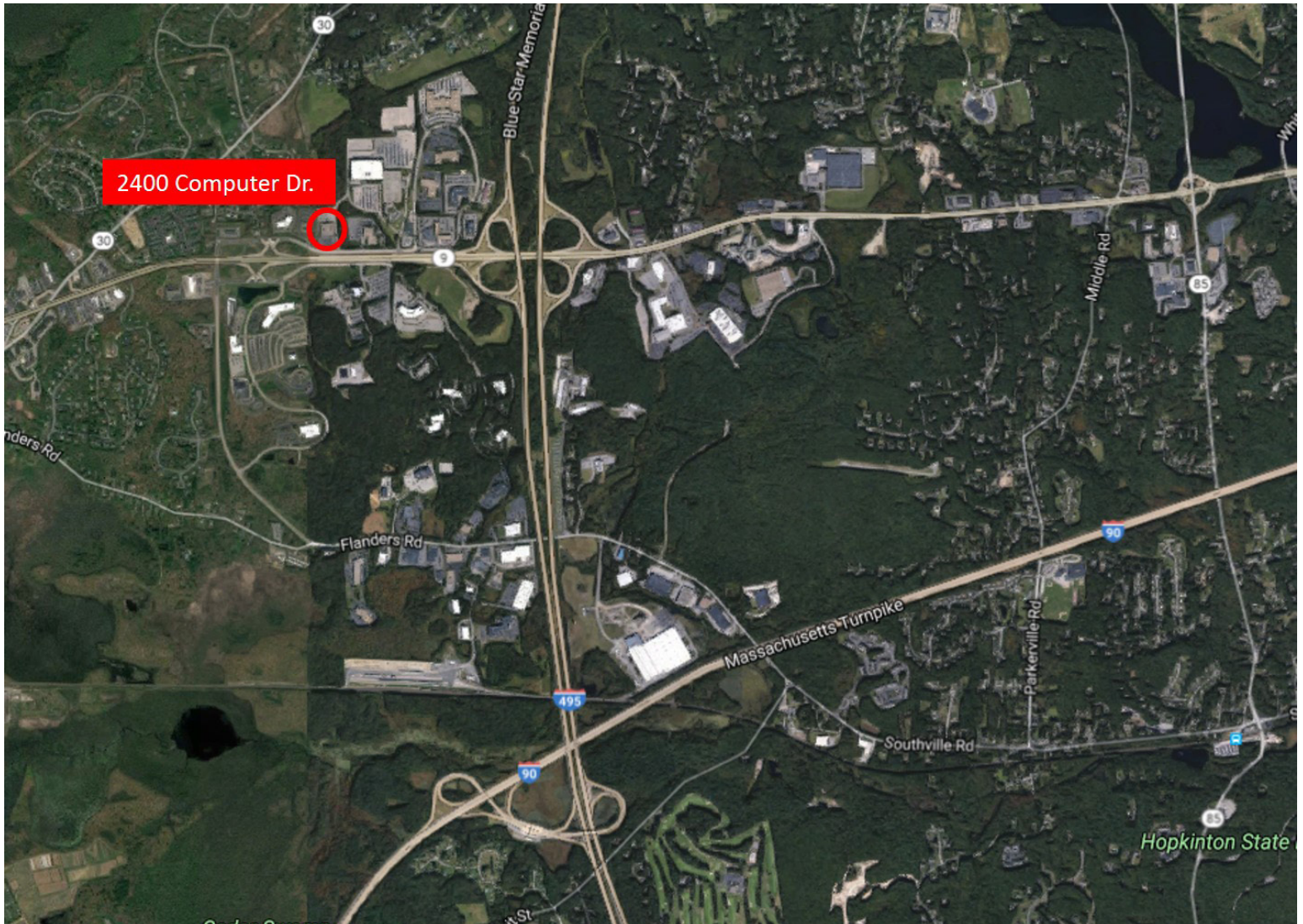
4.24

Per 1,000 Square Feet
PARKING RATIO



2

STORY BUILDING



FOR LEASING INFORMATION CONTACT:

Kevin Bousquet (508) 898-3800 x214

Brian Hunt (508) 898-3800 x208

Carruth Capital, LLC

116 Flanders Road, Suite 2000

Westborough, MA 01581

Phone: (508) 898-3800 | Fax: (508) 898-3005

carruthcapital.com

Carruth Capital, LLC

116 Flanders Road, Suite 2000

Westborough, MA 01581

Phone: (508) 898-3800

Fax: (508) 898-3005

carruthcapital.com