

4600 COMPUTER DRIVE

WESTBOROUGH, MA 01581



WWW.CARRUTHCAPITAL.COM

 **CARRUTH**
COMMERCIAL REAL ESTATE SOLUTIONS

(508) 898-3800

4600 COMPUTER DRIVE

Westborough, MA 01581

Submarket: The Boroughs

County: Worcester



PROPERTY DESCRIPTION

Property Type:	Office	Typical Floor Size:	16,800 SF
Secondary Type:	Day Care/Retail	Elevators:	1
Class:	B	Ceiling Heights*	
Building Size:	16,800 SF	Slab to Slab:	14'2"
Year Built/Renov:	1998	Clear Height:	12'5"
Stories:	1	Amenities:	Hotels, restaurants, shopping, signage, helipad, day care
Parking:	Ratio of 3.80/1,000 SF		
Parcel No:	WBOR-000035-000159A		

**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

This **single story office building** is 16,800 square feet and was constructed for use as a Day Care Center. The building has **ample parking** and an **ample exterior yard area**. Suitable for **office, retail, flex, R&D, lab** uses and as a **Day Care Center**. Conveniently located

and highly visible from **Computer Drive** and **Route 9** at the cloverleaf at the junction of **Route 9** and **I-495**. Both **I-290** and the **Mass Pike (I-90)** are also just a few minutes away. There are an abundance of **amenities** nearby including commuter rail, hotels and restaurants.



16,800

Building
SQUARE FOOTAGE



16,800

Typical
FLOOR SIZE



3.80

Per 1,000 Square Feet
PARKING RATIO



1

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