

50 WASHINGTON STREET

WESTBOROUGH, MA 01581



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

50 WASHINGTON STREET

Westborough, MA 01581

Submarket: The Boroughs

County: Worcester



PROPERTY DESCRIPTION

Property Type: Office

Secondary Type:

Class: A

Building Size: 93,500 SF

Year Built/Renov: 1989 / 2011

Stories: 3

Parking: Ratio of 4.00/1,000 SF

Parcel No: WBOR-000036-000005

Typical Floor Size: 35,000 SF

Elevators: 2 passenger/1 freight

Ceiling Heights*

Slab to Slab: 14'5"

Clear Height: 12'7"

Amenities:

Food service, fitness center, atrium, balcony, day care, on site management, signage, hotels, restaurants, LEED certified

**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 is an architecturally appealing **3-story** office building with superior identity on **Route 9** at the **I-495** cloverleaf. The building is in close proximity to area dining, hotels and retail centers. Its **long list of amenities** includes: grand sky lit lobby, full service cafeteria, fitness

center, LEED Silver Certification, Loading Docks, ample parking, roof-top solar array, recent common area updates, beautifully landscaped site and nature trails.



93,500

**Building
SQUARE FOOTAGE**



35,000

**Typical
FLOOR SIZE**



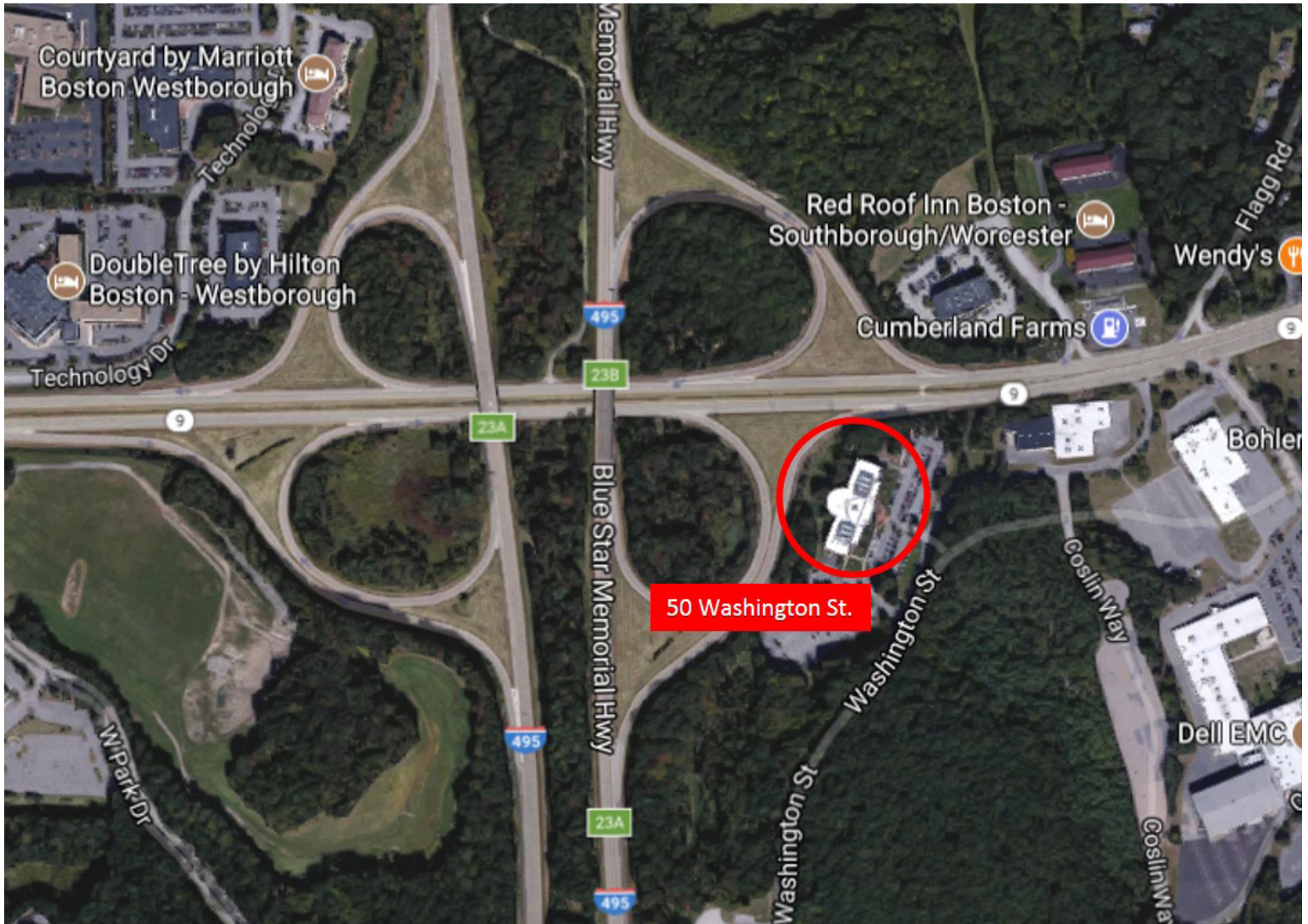
4.00

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



3

STORY BUILDING



FOR LEASING INFORMATION CONTACT:

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