

# 2000 WEST PARK DRIVE AT WESTBOROUGH OFFICE PARK

WESTBOROUGH, MA 01581



Westborough  
OFFICE PARK

[WWW.CARRUTHCAPITAL.COM](http://WWW.CARRUTHCAPITAL.COM)





# 2000 WEST PARK DRIVE

## AT WESTBOROUGH OFFICE PARK

Westborough, MA 01581



Submarket: The Boroughs

County: Worcester



## PROPERTY DESCRIPTION

**Property Type:** Office

**Class:** A

**Building Size:** 64,089 SF

**Year Built/Renov:** 1982

**Stories:** 3

**Parking:** Ratio of 3.5/1,000 SF

**Parcel No:** WBOR-000030-000049

**Typical Floor Size:** 21,602 SF

**Elevators:** 2

**Ceiling Heights\***

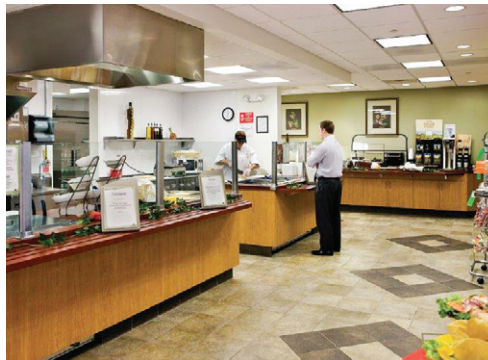
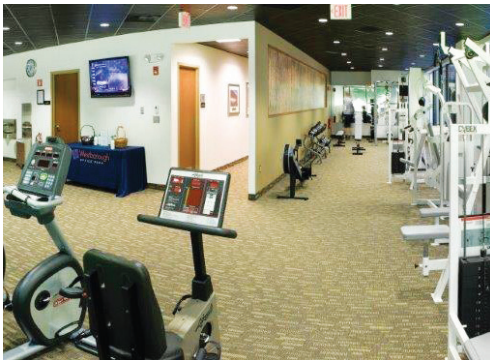
**Slab to Slab:** 12'3"

**Clear Height:** 10'9"

**Amenities:**

Food Service, On-Site Management, Fitness Center with Locker Room and Shower Facilities, Conferencing Facility, Loading Dock, Located just off RT 9 Exit on I-495

*\*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 **six building premier office portfolio** is situated in the heart of Westborough Office Park and is comprised of 1500, 1700, 1800, 1900, 2000 and 2200 West Park Drive. Westborough Office Park is a **153 acre master planned suburban office development** set within an attractive **wooded setting** in Westborough, MA. Regarded as the region's premier office campus, the park enjoys **numerous amenities** including on site management, multiple food service options, first class fitness center, common conference facility, jogging trails, loading docks and ample

parking. Each building enjoys its own identity but all share a first class vibe including **spacious lobbies/atriums, large ribbon windows, high-end finishes** and **outdoor venues**. The park is located less than 2 miles from the **Massachusetts Turnpike (I-90)** at the junction of **I-495 and Route 9**. This highly desired junction provides convenient highway access and enjoys **numerous area amenities** including hotels, restaurants, shopping centers, banks and childcare centers. This building was awarded the **Energy Star Label** for its operating efficiency.





64,089

**Building  
SQUARE FOOTAGE**



3.5

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



21,602

**Typical  
FLOOR SIZE**



3

**STORY BUILDING**



## FOR LEASING INFORMATION CONTACT:

**Kathleen Herlihy** (508) 898-3800 x220

**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](http://carruthcapital.com)**

**Carruth Capital, LLC**

116 Flanders Road, Suite 2000

Westborough, MA 01581

Phone: (508) 898-3800

Fax: (508) 898-3005

**[carruthcapital.com](http://carruthcapital.com)**