

2200 WEST PARK DRIVE AT WESTBOROUGH OFFICE PARK

WESTBOROUGH, MA 01581



 **Westborough**
OFFICE PARK

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 **CARRUTH**
COMMERCIAL REAL ESTATE SOLUTIONS

(508) 898-3800

2200 WEST PARK DRIVE

AT WESTBOROUGH OFFICE PARK

Westborough, MA 01581



Submarket: The Boroughs

County: Worcester



PROPERTY DESCRIPTION

Property Type:	Office
Class:	A
Building Size:	75,584 SF
Year Built/Renov:	1999
Stories:	4
Parking:	Ratio of 3.9/1,000 SF

Typical Floor Size: 20,000 SF

Elevators: 2

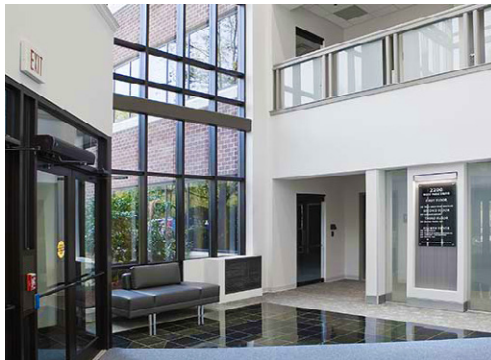
Ceiling Heights*

Slab to Slab: 12'4"

Clear Height: 9'10"

Amenities: Atrium, On-Site Break Room, On-Site Management, Fitness Center with Shower and Locker Room Facilities, Loading Docks, 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.



75,584

**Building
SQUARE FOOTAGE**



20,000

**Typical
FLOOR SIZE**



3.9

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



4

STORY BUILDING



FOR LEASING INFORMATION CONTACT:

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