

3400 COMPUTER DRIVE

WESTBOROUGH, MA 01581



WWW.CARRUTHCAPITAL.COM



(508) 898-3800

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Submarket: The Boroughs

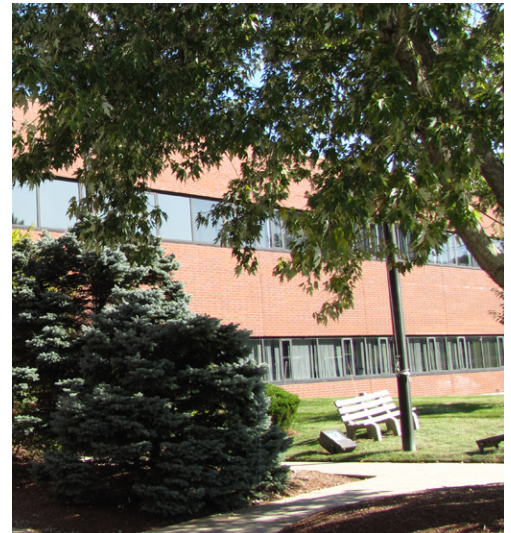
County: Worcester



PROPERTY DESCRIPTION

Property Type:	Office	Typical Floor Size:	42,900 SF
Secondary Type:		Elevators:	None
Class:	A	Drive-in Bays:	
Building Size:	85,808 SF	Ceiling Heights*	
Year Built/Renov:	1985 / 2002	Slab to Slab:	14'
Stories:	2	Clear Height:	12'
Parking:	Ratio of 4.00/1,000 SF	Amenities:	On-Site Cafeteria, Convenience Store, Day Care, Fitness Center, Hotel, Restaurant, Security System, Signage
Parcel No:	WBOR-000035-000131		

**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 two-story office/flex/lab building has been home to iconic companies such as EMC / Dell Corporation / Genzyme and LabCorp and enjoys high visibility from **Route 9** and close proximity to **I-495**. The property

has abundant parking, a grand glass-enclosed lobby, spacious eat-in cafeteria and access to numerous local amenities including hotels, restaurants, shopping centers and a day care center.



85,808

Building
SQUARE FOOTAGE



42,900

Typical
FLOOR SIZE



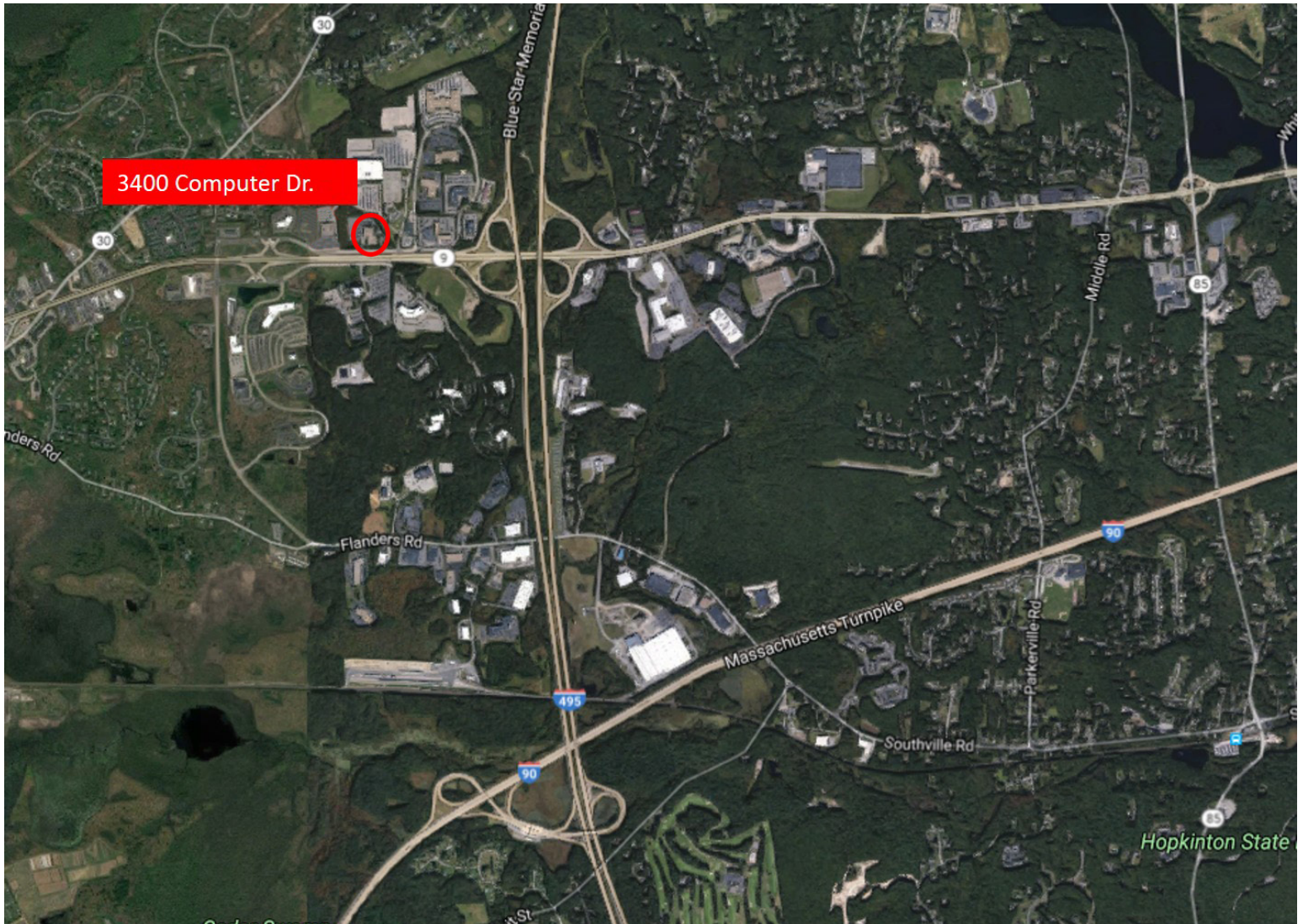
4.00

Per 1,000 Square Feet
PARKING RATIO



2

STORY BUILDING



FOR LEASING INFORMATION CONTACT:

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