

RESERVOIR NINE

132 • 134 • 136 • 144 TURNPIKE ROAD

SOUTHBOROUGH, MA



RESERVOIR **NINE**

CENTRALLY LOCATED
DIRECTLY ON ROUTE 9
BETWEEN INTERSTATE 495 AND
THE MASS PIKE FRAMINGHAM

Reservoir Nine Southborough is a 300,000 SF office campus comprised of 132, 134, 136 & 144 Turnpike Road. The campus is situated directly across from the Sudbury Reservoir offering sweeping water views from every building. The amenity-rich campus offers two full-service cafeterias, three fitness centers and a walking trail to Whites Corner Retail Plaza where tenants will have direct access to a host of convenience amenities.

Be a part of Southborough's premier office community.



Reservoir Nine offers tenants both on campus amenities and retail amenities at Whites Corner, which is connected to the campus by a walking path.





WHITE'S CORNER

COLD STONE
CREAMERY



iHOLA!
Restaurante & Tequila Bar



concoerge
PHYSICAL THERAPY

MATHNASIUM
The Math Learning Center

GTxcel

Strategic BENEFIT
ADVISORS
Identity Innovation. Results.

BEALS+THOMAS

PARK AMENITIES



WALKING PATH TO AMENITIES



FITNESS CENTERS AT
132, 134, 136 & 144 TURNPIKE



FULL-SERVICE CAFETERIA
AT 136 TURNPIKE



CAFETERIA FOOD DELIVERY
AVAILABLE AT 134 TURNPIKE



FIND YOUR PERFECT FIT

132 TURNPIKE ROAD



Size: 72,266 SF

Available Space:

2nd Floor: Suite 245 – 4,166 SF

Floors: Three

Year Built/Renovated: 2004/2018

134 TURNPIKE ROAD



Size: 50,000 SF

Available Space:

1st Floor: Suite 130 – 4,688 SF

Suite 120 – 2,842 SF

Suite 100 – 3,669 SF

Floors: Three

Year Built/Renovated: 2007/2022



136 TURNPIKE ROAD



Size: 83,000 SF

Available Space: Fully Leased

Floors: Three

Year Built/Renovated: 2001/2021

144 TURNPIKE ROAD



Size: 100,000 SF

Available Space:

- Suite 140: 8,495 SF
- Suite 160: 2,057 SF - November 2025
- Suite 330: 20,882 SF - January 2026

Floors: Three

Year Built/Renovated: 1999, 2019



BOSTON

DISTANCE TO:

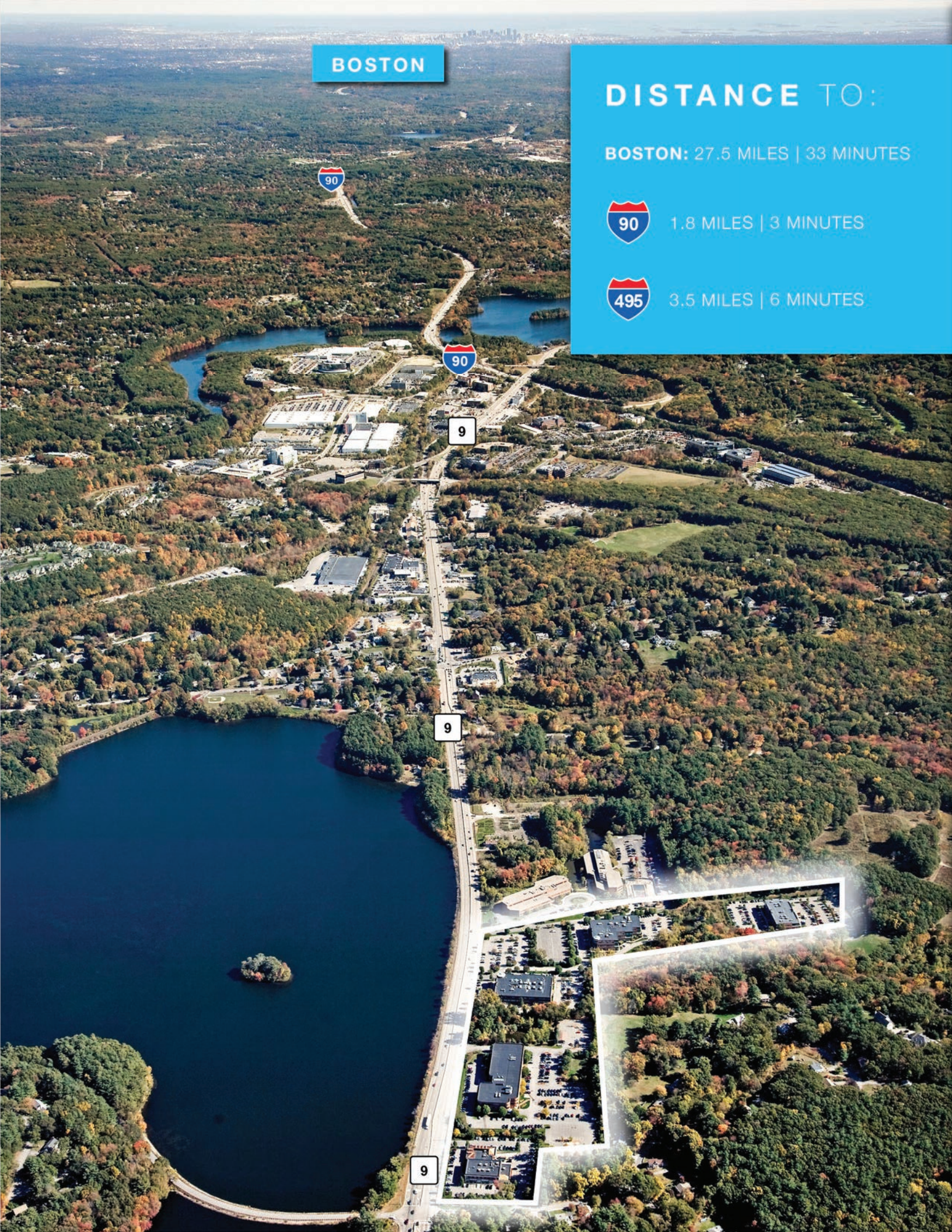
BOSTON: 27.5 MILES | 33 MINUTES



1.8 MILES | 3 MINUTES



3.5 MILES | 6 MINUTES



ALL IN THE NEIGHBORHOOD

CORPORATE NEIGHBORS

OLYMPUS

BOSE
Better sound through research®

STAPLES

bostonheart
diagnostics®

SANOFI GENZYME



globoforce*
work human™

FedEx



DELLEMC

nirvanakhealth

 **VERISTAT**

HOTELS

Sheraton




DOUBLETREE
BY HILTON™

 **Hilton**
Garden Inn


COURTYARD
Marriott

ACCESS



**MASS DOT PARK & RIDE
BUS SERVICE**



LOCAL, HANDS ON OWNERSHIP

Capital Group Properties is a full-service real estate development company **headquartered in Southborough, Massachusetts**. Capital Group Properties specializes in the permitting, construction and property management of commercial, residential, retail and industrial developments throughout Massachusetts. Bill Depietri established the company in 1987 based on his respected reputation for attention to detail, quality and customer service.

A real estate developer for over 32 years, Depietri enthusiastically involves himself in every project. Collectively, Depietri and his management team offer over 100 years of commercial, residential and retail real estate experience.

Today, Capital Group Properties manages over **450,000 SF of Class A office space in Southborough alone**, offering tenants unmatched flexibility and growth opportunity.

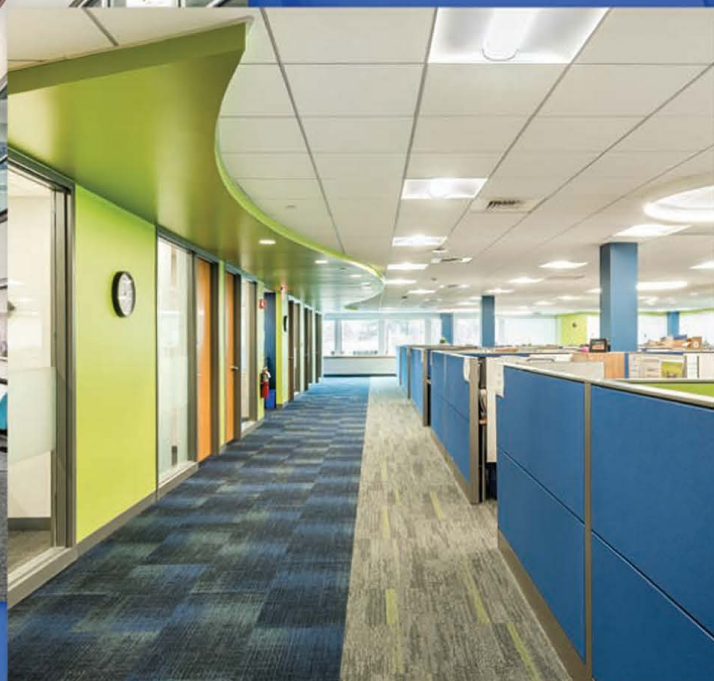
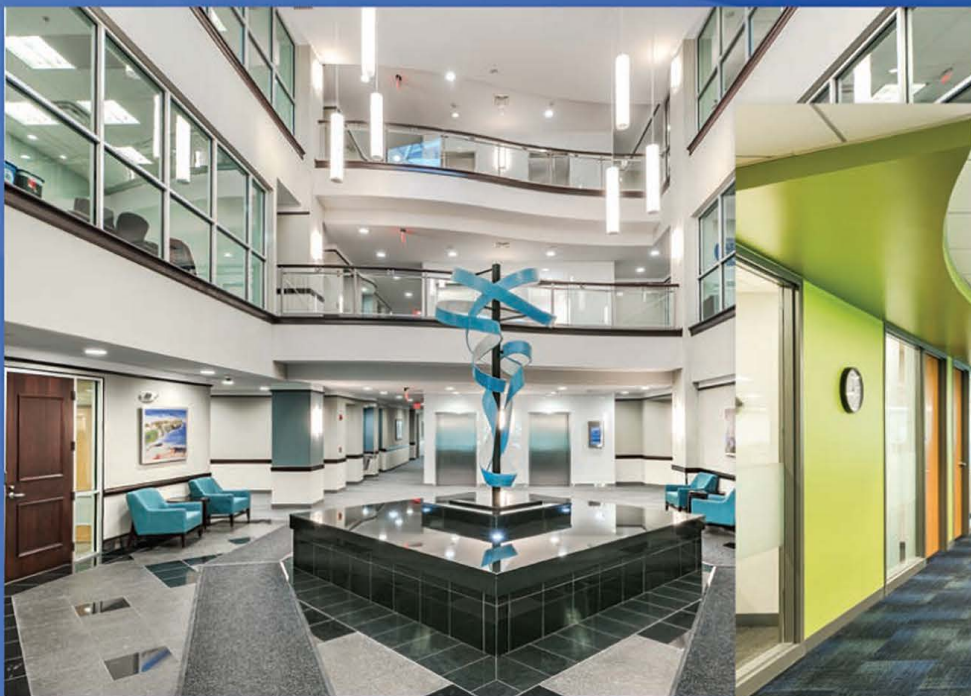
- **There are six full-time employees assigned to Reservoir Nine;** a property manager, assistant property manager, tenant coordinator, day porter, facility technician and building engineer.
- Reservoir Nine has **24 hour on call service for its tenants**.



BRAND & IDENTITY

Reservoir Nine offers exterior signage and branding potential directly on Route 9.





PLEASE CONTACT THE LEASING TEAM
FOR INFORMATION:

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