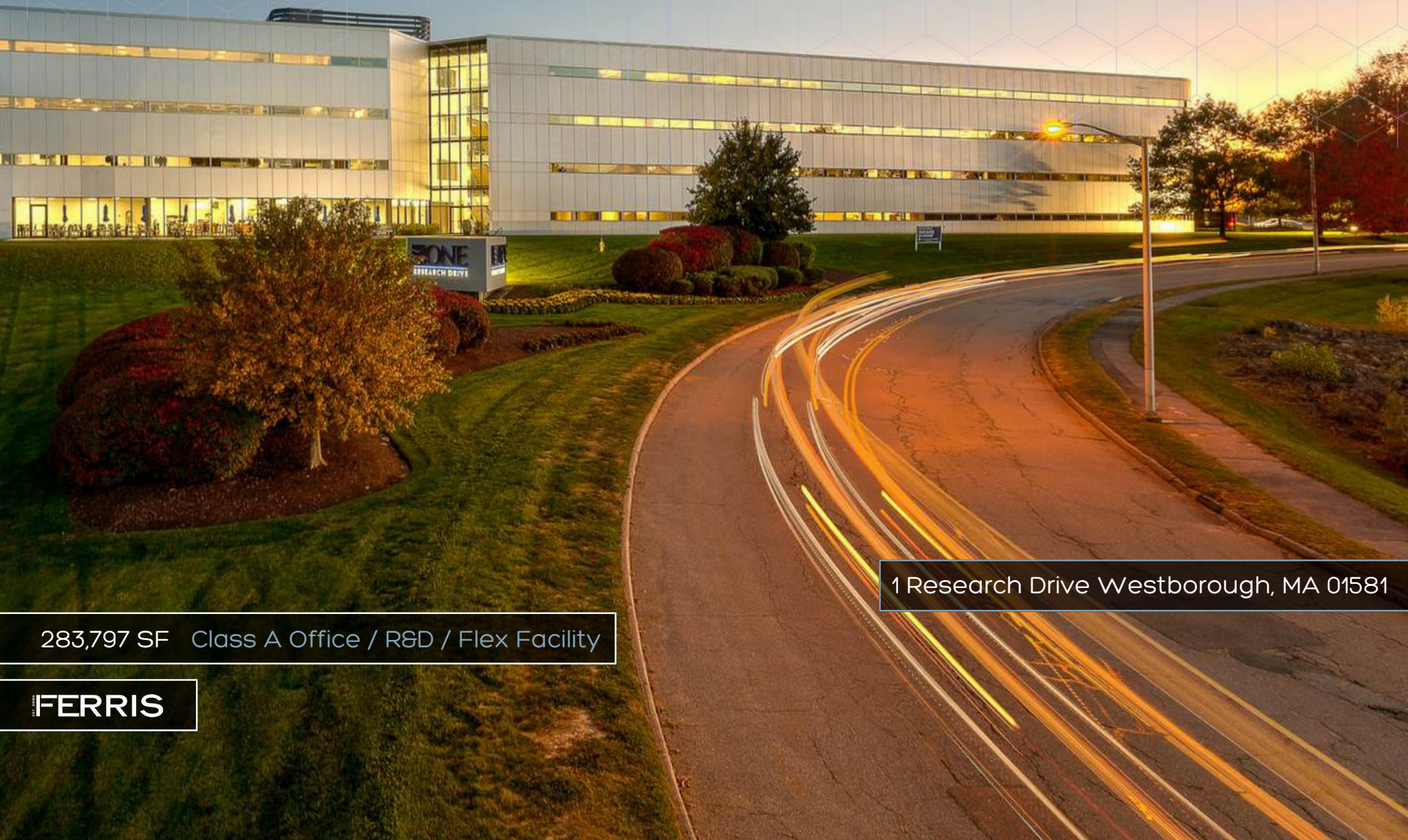


One Research Drive



1 Research Drive Westborough, MA 01581

283,797 SF Class A Office / R&D / Flex Facility

FERRIS

ABOUT ONE RESEARCH DRIVE

One Research Drive is a premier Class A office building located in Westborough, Massachusetts. It offers approximately 283,797 square feet of space across four stories. The property is strategically positioned at the intersection of I-495 and Route 9, providing excellent access to the Massachusetts Turnpike and the Greater Boston area.

The building has undergone significant capital improvements. Recent upgrades include a fully renovated lobby, new HVAC systems, energy-efficient LED lighting, glass railing systems, and updated restrooms and common areas. These improvements enhance both the building's aesthetic appeal and operational efficiency.

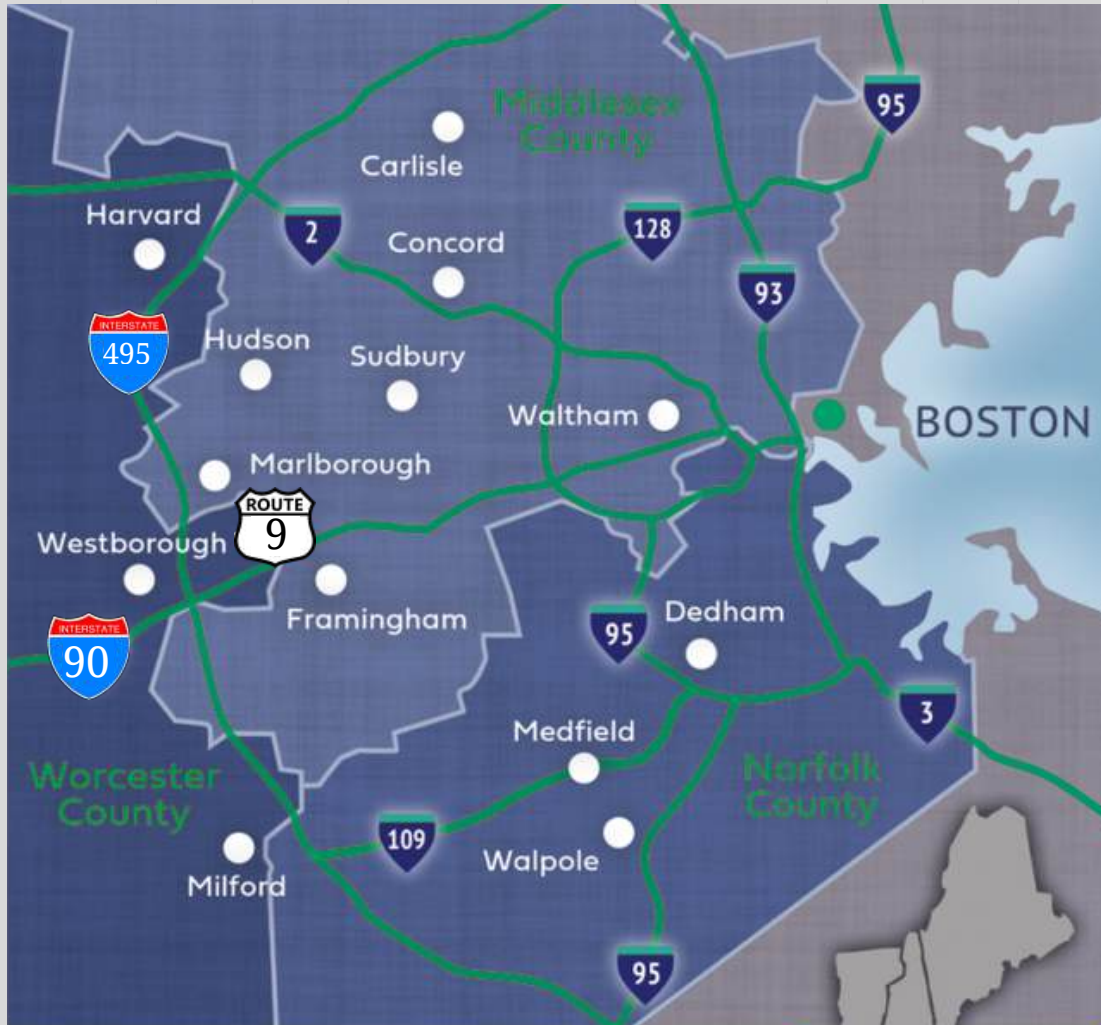
Tenants at One Research Drive enjoy a wide range of amenities. These include a 140-seat auditorium, an executive boardroom with catering space, a full-service cafeteria with an outdoor patio, and high-speed wireless internet in all common areas. The property also features a modern fitness center with locker rooms and showers, an on-site ATM, and ample surface parking with a ratio of 4.2 spaces per 1,000 square feet.

The building has earned ENERGY STAR® certification every year since 2007, demonstrating a strong commitment to sustainability. Plans are in place to install electric vehicle charging stations and expand renewable energy initiatives, further enhancing its environmental profile.

With its modern infrastructure, strong amenity package, and excellent accessibility, One Research Drive is a standout option in the MetroWest office market.



LOCATION



Westborough → Worcester 15 Mins
Westborough → Boston 35 Mins

PROXIMITY TO MAJOR HIGHWAYS



0.1 MI

1 Mins



0.3 MI

3 Mins



0.3 MI

3 Mins

TRANSPORTATION



13 Mins



21 Mins

AIRPORTS



30 Mins



35 Mins



HANSCOM AFB

30 Mins

BUILDING SPECIFICATIONS

SITE DESCRIPTION

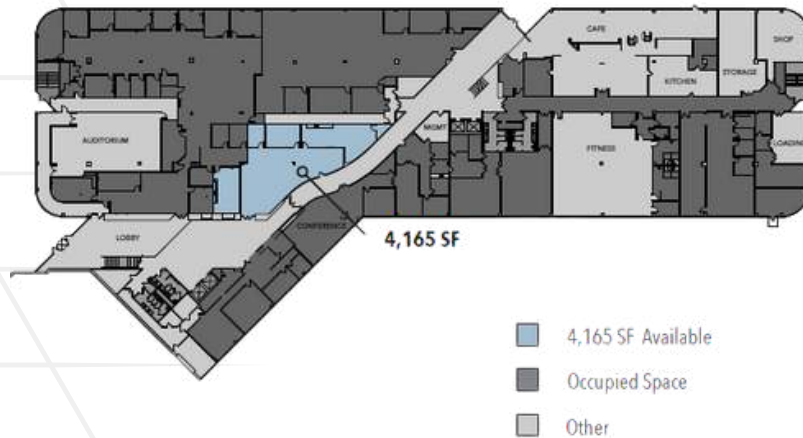
| | |
|----------------------------|--|
| Address | 1 Research Drive, Westborough, MA |
| Gross Building Area | 284,000 SF |
| Total Floors | 4 |
| Available Space | 1 st Floor: 15,000 SF; 3 rd Floor: 25,000 SF, 16,000 SF; 4 th Floor: 14,500 SF |
| Land Area | 24.884 Acres |
| Year Built | 1981 |
| Parking | 1,181 Spaces (4.16 per 1,000SF) |
| Amenities | Café, Fitness Center, Executive Boardroom, ATM, Breakrooms Outdoor Patio, (140) Seat Auditorium, (4) Trailer Height Loading Docks - A Wing & C Wing |

BUILDING SYSTEMS

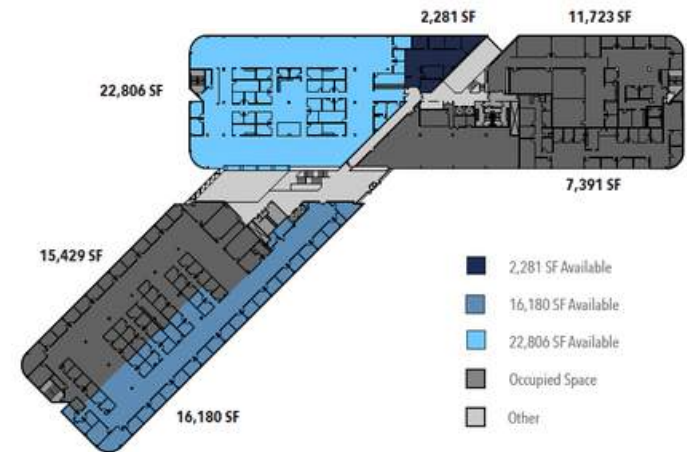
| | |
|----------------------------|--|
| Elevators | (5) 2,500lb capacity, 100fpm passenger elevator |
| HVAC | (4) Three Seasons Cooling Towers w/ Water Source Heat Pump Boxes |
| Fire / Life Safety | Fully Wet Pipe Sprinkler System |
| Electrical Provider | National Grid |
| Electrical Service | (1) 4000Amp Service, 277/480V & (1) 2000Amp Service, 277/480V |
| Broadband | Spectrum / Verizon FiOS |
| Telecommunication | Spectrum / Verizon / Crown Castle |
| Security | 24/7 Key Card Access |

EXISTING FLOOR PLANS

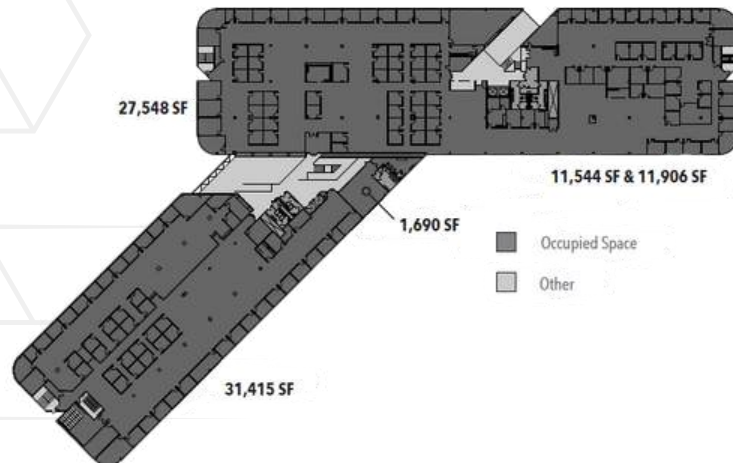
1ST FLOOR - 43,000 SF



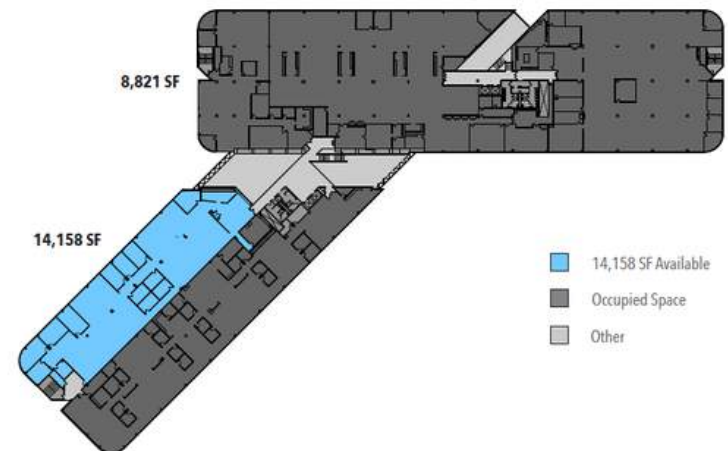
3RD FLOOR - 82,000 SF



2ND FLOOR - 84,000 SF



4TH FLOOR - 83,000 SF



CURRENT TENANT ROSTER



2nd FI - 84,000 SF

THE **CHANNEL** CO.

4th FI - 17,500

Amica

4th FI - 23,000 SF

NORESCO

4th FI - 20,000 SF



JENSEN HUGHES

3rd FI - 7,500 SF

AMWINS[™]
SPECIALTY AUTO

3rd FI - 15,500 SF



Arthur J. Gallagher & Co.

3rd FI - 8,000 SF



SAVE **energy** EST. 2000
SYSTEMS[™]

1st FI - 2,500 SF

FERRIS
AMENITIES

1st FI - 15,000 SF



1st FI - 7,000 SF

echosens
because liver health matters.

1st FI - 11,400 SF

**DIESEL
DIRECT**

1st FI - 500 SF

**Think
Clean**

3rd FI - 11,000 SF



TOWN OF Westborough MASSACHUSETTS

Just 30 miles west of Boston, Westborough, MA is redefining suburban opportunity. Positioned at the intersection of I-495, I-90 (Mass Pike), and Route 9, it offers exceptional access to Boston, Worcester, and Providence. This central location—enhanced by MBTA commuter rail service and proximity to both Worcester Regional Airport and Logan International—makes Westborough a highly connected and accessible hub for regional activity.

Westborough is home to a growing cluster of innovation-focused industries, including life sciences, clean tech, health care, logistics, and enterprise software. Major employers such as Amazon Robotics, Bose, Marvell Semiconductor, Olympus, Cumberland Farms, and eClinicalWorks have established operations here, drawn by the town's business-friendly environment, competitive operating costs, and responsive local leadership. With free parking, predictable permitting, and stable tax rates, Westborough offers a compelling alternative to more congested urban areas—without compromising on infrastructure, talent, or amenities.

The workforce advantage is equally strong. Westborough sits at the heart of the state's economic triangle—Boston, Worcester, and MetroWest—placing over 1.5 million people within a 40-minute commute. Nearly 50% of the local workforce holds a bachelor's degree or higher, and nearly 35% of residents are between 25 and 44 years old. With access to more than 75 colleges and universities within an hour's drive—including WPI, UMass Chan Medical School, and Tufts Cummings School of Veterinary Medicine—the town benefits from a deep and diverse talent pipeline, especially in technical and healthcare fields.

Westborough is more than a workplace—it's a place to live and thrive. The town blends small-town charm with metropolitan convenience. Top-rated public schools, low crime, and a vibrant town center are complemented by over 200 acres of protected open space, scenic trails, and recreational areas like Lake Chauncy and the Westborough Reservoir. A dynamic retail and dining scene—anchored by Bay State Commons and Route 9's commercial corridor—enhances quality of life, with boutique fitness, wellness services, and diverse restaurants just minutes away.

Ongoing investments in infrastructure, sustainability, and smart growth highlight Westborough's forward-thinking approach to community development. With strong public-private collaboration, a commitment to innovation, and a supportive local culture, Westborough continues to evolve as a vibrant, well-rounded community for businesses, residents, and visitors alike.

Westborough isn't just a dot on the map—it's a community on the move!

MARKET OVERVIEW

WESTBOROUGH AT A GLANCE



Median Income

\$134,474

*33% higher than MA state average



Population

23,432

*As of 2020 US Census



Major Employers



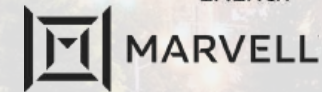
eClinicalWorks



EVERSOURCE
ENERGY

BOSE

OLYMPUS



Retail & Dining



WESTBORO
HOUSE OF PIZZA & PUB



arturo's ristorante
bar • catering • functions



Parks & Recreation



Lake Chauncy



Westborough
Community Garden

EST. 2009

FERRIS

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