



TWO HAMPSHIRE  
AT CABOT PARK



TOP OF THE MARKET

FOXBOROUGH, MA



**DIRECTLY ON I-95**

**ACCESSIBLE AND VISIBLE**

**AMENITIES RICH**



**Two Hampshire at Cabot Park** is a high profile 113,500 square foot first class office building at the intersection of I-95 and I-495 in Foxborough, MA. Its quality, location and access position it as the leader of the Foxborough/Mansfield market.

The contemporary, three-story building surrounded by woodlands features a distinctive glass lobby, efficient floor plates, and an abundance of natural light. The layout is a mix of offices, open space, and presentation rooms.

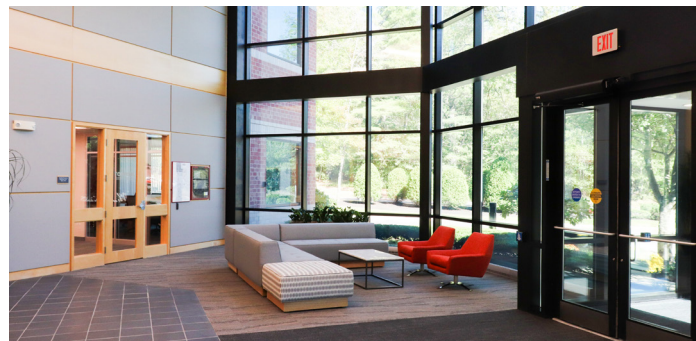
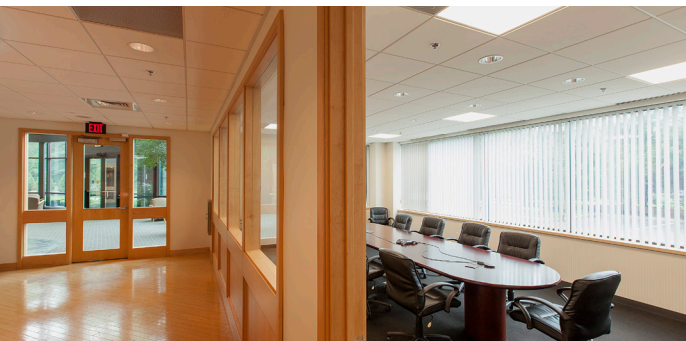
The maturely landscaped property is surrounded by woodlands that provide a natural buffer to I-95. At the same time, there is great corporate signage exposure, energy efficient modern systems, Verizon FIOS and Comcast Business services, and onsite building management. Two Hampshire is ideal for small- to mid-size tenants seeking configurations from 2,000 to 28,000 square feet.

Two Hampshire is well serviced by a number of amenities including onsite lockers and showers, a variety of nearby restaurants, retail, child care, fitness centers, and four hotels including the adjacent Holiday Inn. It is truly a jewel of the region.



- SIZE** 115,000 sf of Class A office space on three floors
- SITE** 10.3 acres facing Green and Hampshire Streets and bordering I-95
- ADJACENT SITE** A 1.87-acre parcel is directly across the street
- LANDSCAPING** Building and parking areas are handsomely landscaped
- CONNECTIVITY** Wired Score Certified
- ZONING** Limited industrial allowing for office, R&D, and manufacturing/distribution uses
- UTILITIES** Electric, water, sewer, telephone, and gas
- TELECOM** Comcast, Verizon
- PARKING** 76 spaces with an above market parking ratio of 4.2 cars per 1,000 sf
- LIFE SAFETY** Smoke detectors, sprinklers, 24/7 access and security





**For more information contact:**

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