

**AVISON
YOUNG**



100 Crowley Drive

Marlborough, MA



**9,862 SF available for office lease
on the first floor**

Avison Young is pleased to present for lease **100 Crowley Drive in Marlborough, MA**. Located immediately off of **I-495 via Exit 25A**, 100 Crowley Drive offers unparalleled access to both **I-495 and I-290 via the Route 85 Connector**. Built in 2010, the building offers a contemporary high-tech feel and features a two-story grand lobby with maple and stainless steel finishes.

Floor 1 | 6,515 SF

Space Details

14 existing workstations

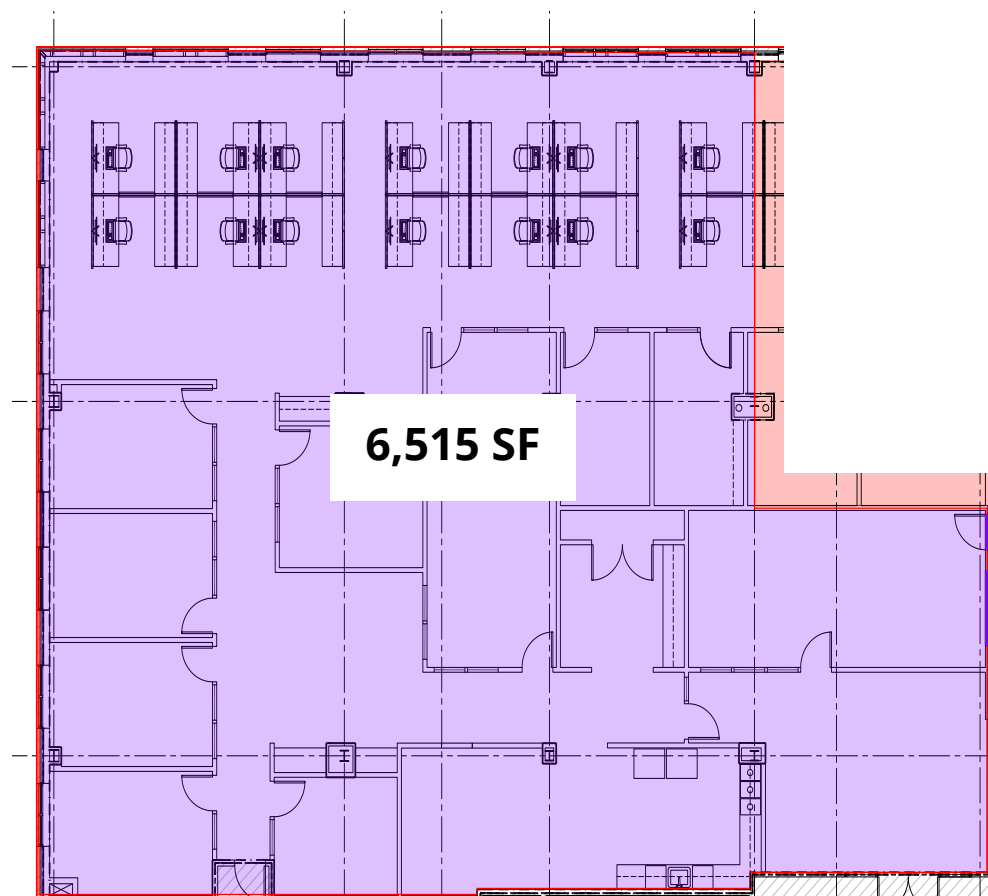
9 private offices

Conference Room

Large cafe with 2 refrigerators

Mail Room

Fully-furnished plug & play



Floor 1 | 3,347 SF

Space Details

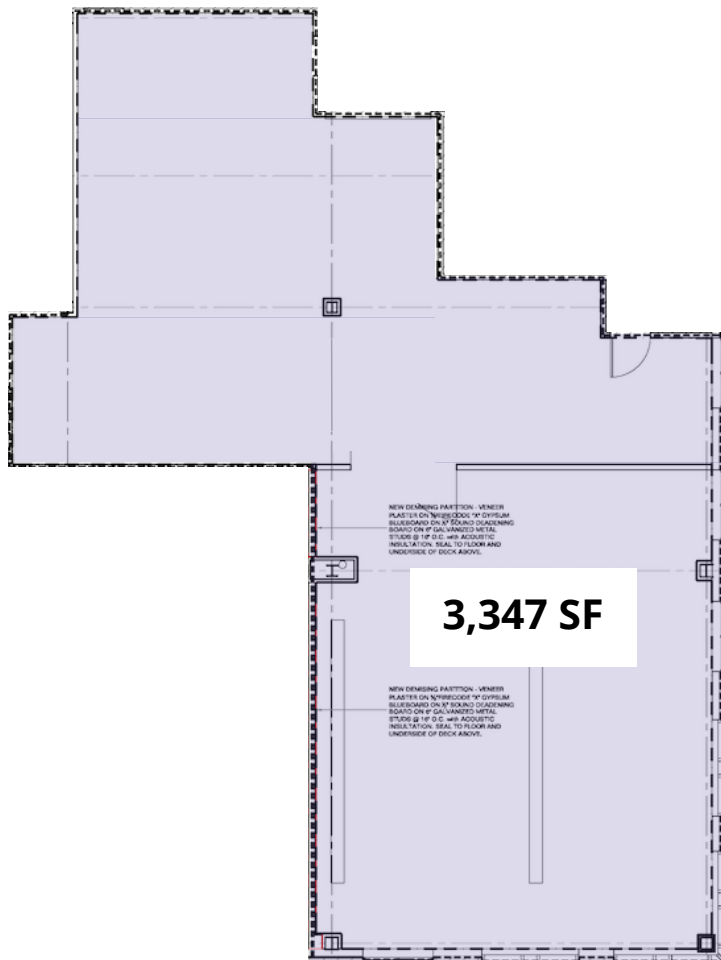
8' x 8' rollup door across from 2 common loading docks

Heavy Power, 600 AMPS dedicated to space

2 Busducts offering 200 AMPS at 120/208 Volts

Dropped ceiling with epoxy floor in the entire space

Ideal setup for computer racks, data center, or electrical lab





Building Details

Building size: 10,000 SF

Building use: office, medical, lab

Year built: 2010

Type: Class A, high-end building

ELEVATORS | Two elevators in the main lobby servicing all four floors



AMENITIES | Fitness room, 5-mile Assabet Rail Trail runs through property



LOADING | Two tailboard loading docks



PARKING | 4.0/1,000 SF



On-site Food Service



Lobby Entrance



Crowley Marketplace | Eat. Drink. Socialize.

- Crafted weekly menus with local favorites and global inspiration
- Self checkout capability
- A focus on wellness and education
- Sustainable practices

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Updated lobby

Building entrance



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