

**313 BOSTON POST ROAD  
MARLBOROUGH, MA**

**FOR LEASE**



**4,253 & 14,186 SF OFFICE SPACE AVAILABLE**

**PROPERTY TYPE:** OFFICE

**AVAILABLE SPACE:** 4,253 SF & 14,186 SF

**BUILDING SIZE:** 110,739 SF

**PARKING:** 243 - RATIO: 3.12/1,000

**YEAR BUILT:** 1986

**COMMON LOADING:** TWO (2) DRIVE-IN DOORS

**LAND AREA:** 5.45 AC

**AMENITIES:** HIGH-END FITNESS CENTER  
WITH LOCKER ROOMS &  
SHOWERS

**STORIES:** 2

**LEASE RATE:** \$18.50/SF PLUS TE

**LOWER LEVEL STORAGE SPACE ALSO AVAILABLE**

AVAILABLE SPACE: 5,000 – 25,793 SF

LEASE RATE: \$8.50/SF

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION PLEASE CONTACT:**

**CRAIG JOHNSTON**  
CJOHNSTON@RWHOLMES.COM  
(508) 651-9022

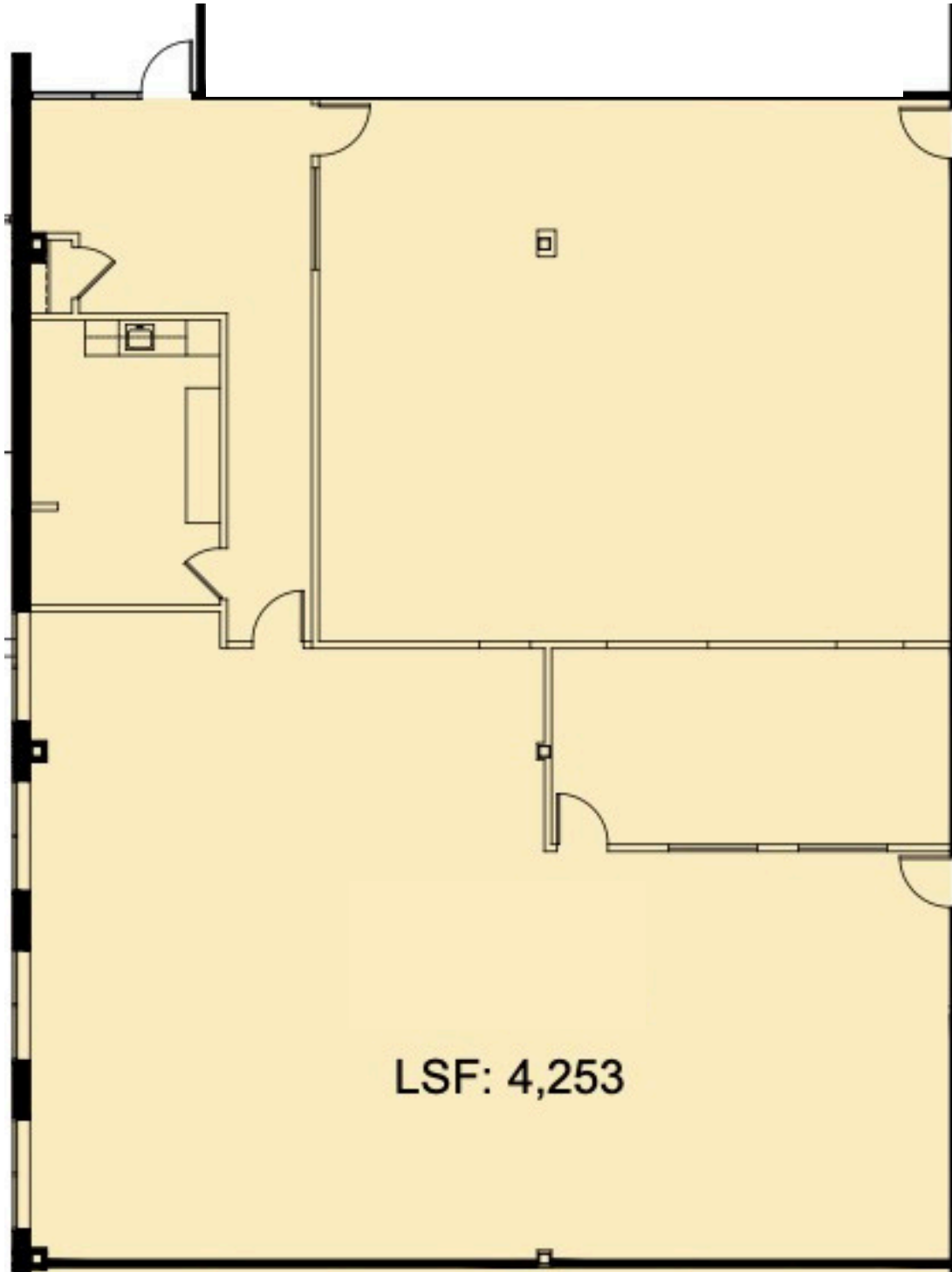
**DAVID GILKIE, CCIM, SIOR**  
DGILKIE@RWHOLMES.COM  
(508) 650-9905

**RWHOLMES.COM**



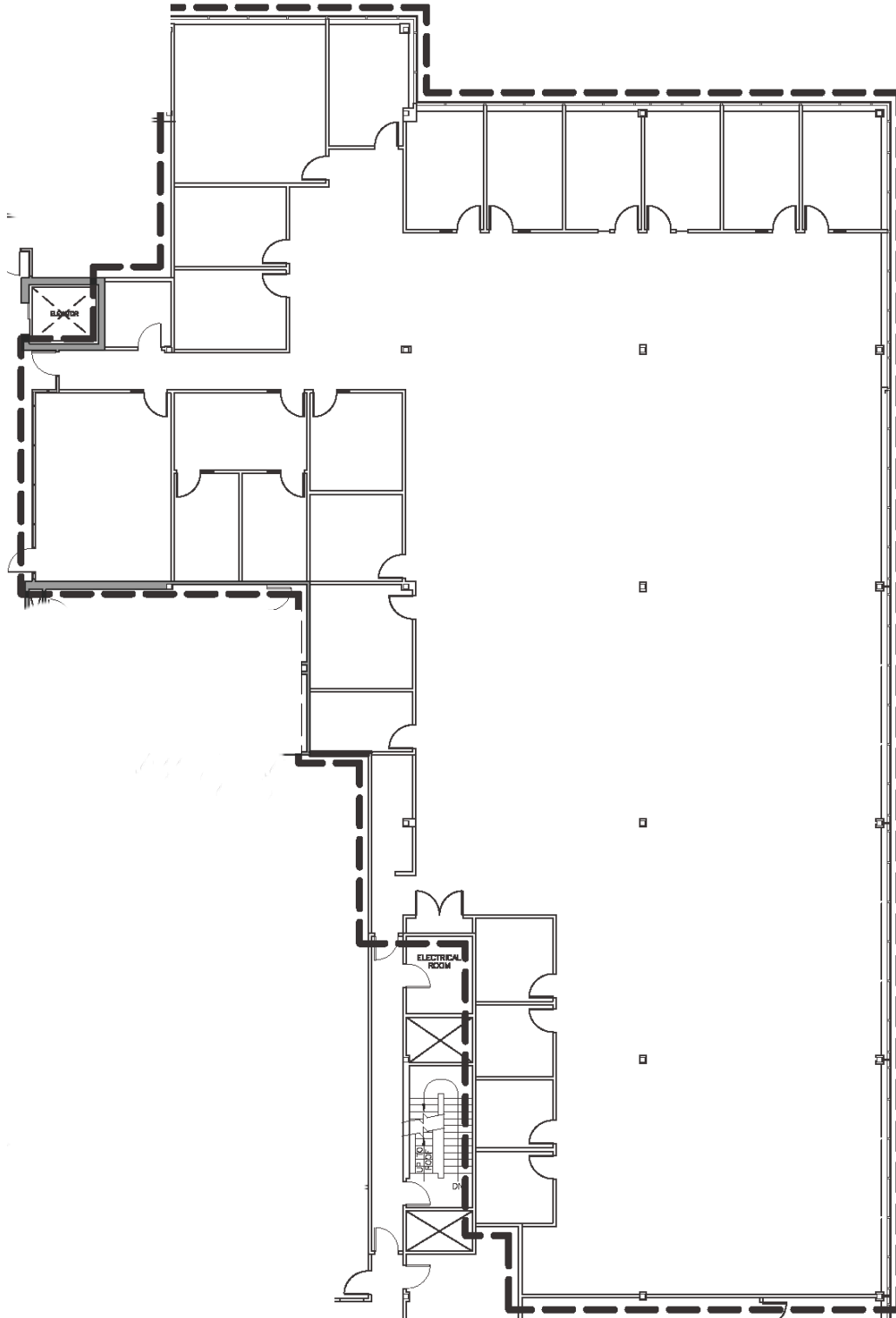
## FLOOR PLAN

FIRST FLOOR | 4,253 SF



# FLOOR PLAN

SECOND FLOOR | 14,186 SF



RWHOLMES.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





## AMENITIES LOCATED WITHIN 1 MILE

### RESTAURANTS

110 Grill	Chipotle	Linguine's Italian Eatery	Qdoba
99 Restaurants	Evviva Trattoria	Longhorn Steakhouse	Raising Cane's
Dunkin'	Five Guys	Panera Bread	Starbucks
Chick-Fil-A	Hot Table Panini	McDonalds	Wendy's
	Jersey Mike's Subs	Protein House	

### APEX ENTERTAINMENT

Altitude Trampoline Park  
Goldfish Swim Academy  
Planet Fitness  
Spenga  
Title Boxing Club

### HOTELS

Hyatt Place  
Fairfield Inn & Suites  
Embassy Suites by Hilton

**FOR MORE INFORMATION  
PLEASE CONTACT:**

**CRAIG JOHNSTON**  
CJOHNSTON@RWHOLMES.COM  
(508) 651-9022

**DAVID GILKIE, CCIM, SIOR**  
DGILKIE@RWHOLMES.COM  
(508) 650-9905