

**WESTBOROUGH, MA**  
**134 FLANDERS ROAD**

**FOR LEASE**



**2,570 SF – 10,230 SF OFFICE SPACES | \$17.50/SF PLUS ELECTRIC**

Situated in Westborough with immediate access to Route 9 and I-495, 134 Flanders Road offers a professional office setting in a prime suburban location. Ideal for businesses seeking visibility and convenience in the heart of MetroWest.

### **PROPERTY SPECIFICATIONS**

<b>AVAILABLE</b>	2,570 SF – 10,230 SF
<b>BUILDING SIZE</b>	57,421 SF
<b>YEAR BUILT</b>	1988
<b>STORIES</b>	THREE (3)
<b>ELEVATORS</b>	ONE (1) PASSENGER
<b>PARKING SPACES</b>	219 (3.50/1,000 SF)
<b>RENTAL RATE</b>	\$17.50/SF PLUS ELECTRIC

### **HIGHLIGHTS**

- MOVE-IN CONDITION
- RECENTLY UPDATED LOBBY
- 24-HOUR ACCESS
- CONFERENCE FACILITY ONSITE
- SHOWER FACILITIES ONSITE
- MONUMENT SIGNAGE
- OUTDOOR SEATING
- EASY ACCESS TO ROUTE 9 AND I-495

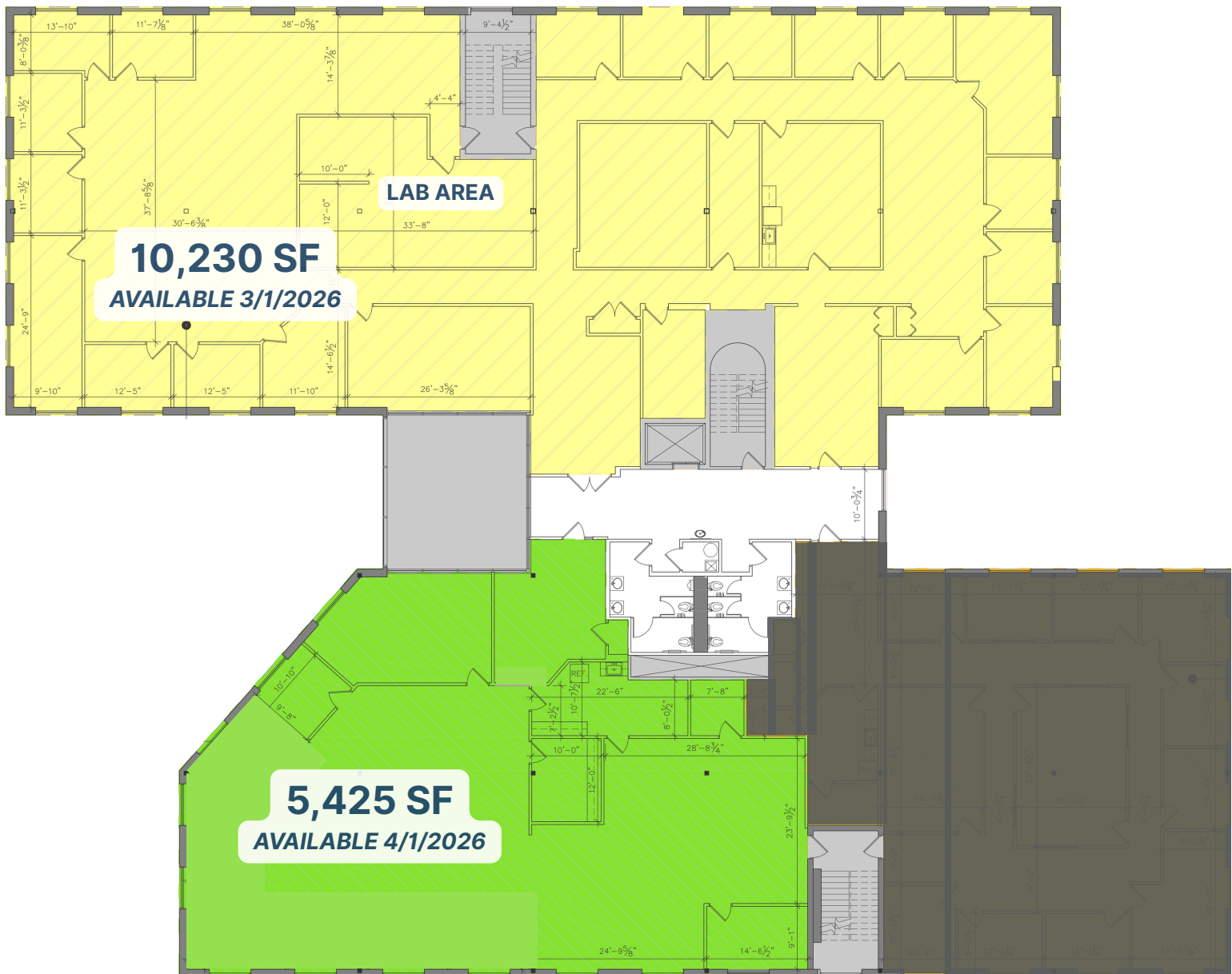
**R.W. HOLMES**  
COMMERCIAL REAL ESTATE  
RWHOLMES.COM

#### **FOR MORE INFORMATION CONTACT:**

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

**JIM BARTHOLOMEW**  
(508) 651-9023  
JIMB@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.





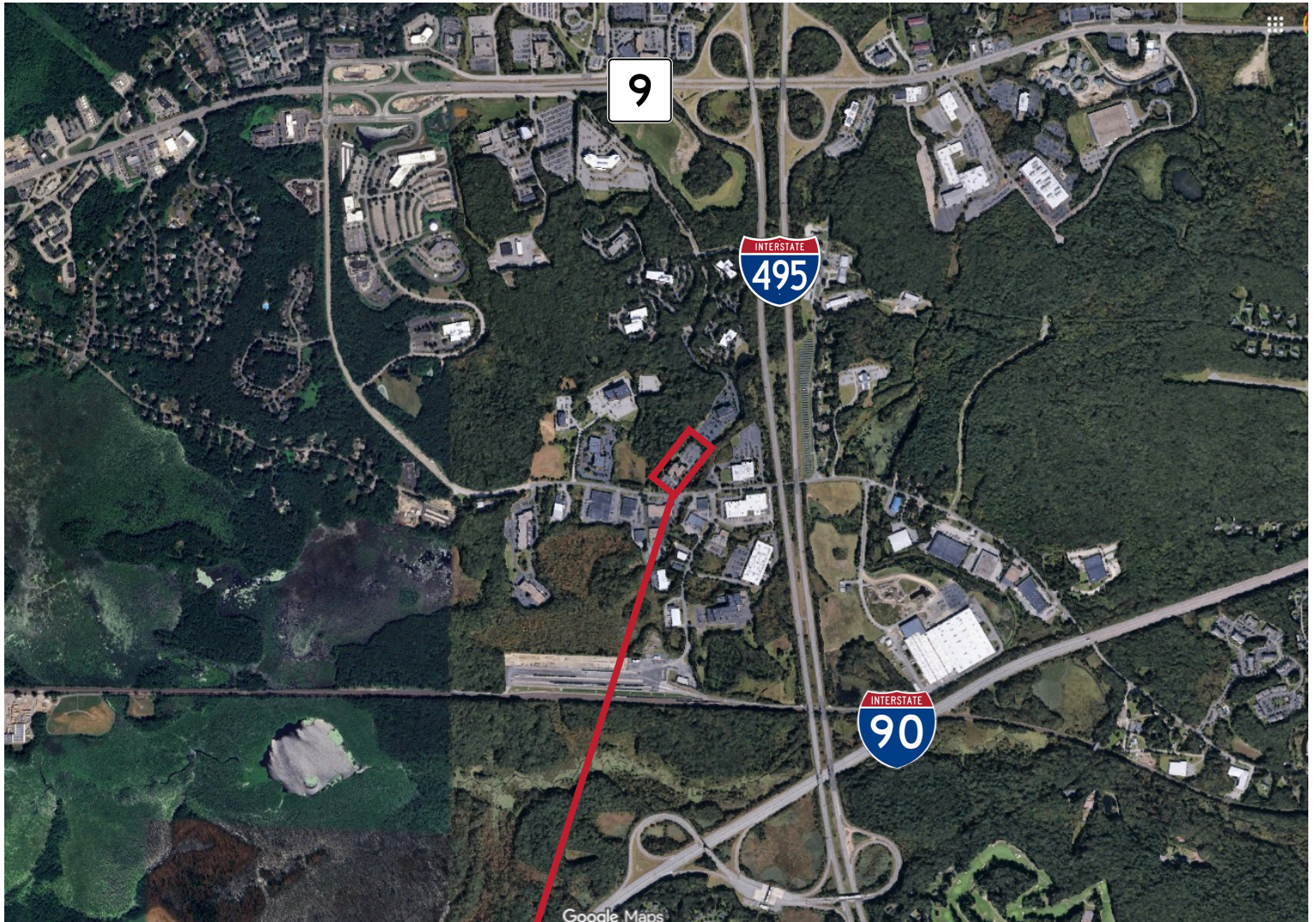


## PHOTOS





## LOCATION



Google Maps

