

# 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

AVAILABLE	2,570 SF – 10,230 SF
BUILDING SIZE	57,421 SF
YEAR BUILT	1988
STORIES	THREE (3)
ELEVATORS	ONE (1) PASSENGER
PARKING SPACES	219 (3.50/1,000 SF)
RENTAL RATE	\$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](http://RWHOLMES.COM)

### FOR MORE INFORMATION CONTACT:

**CRAIG JOHNSTON**

(508) 651-9022

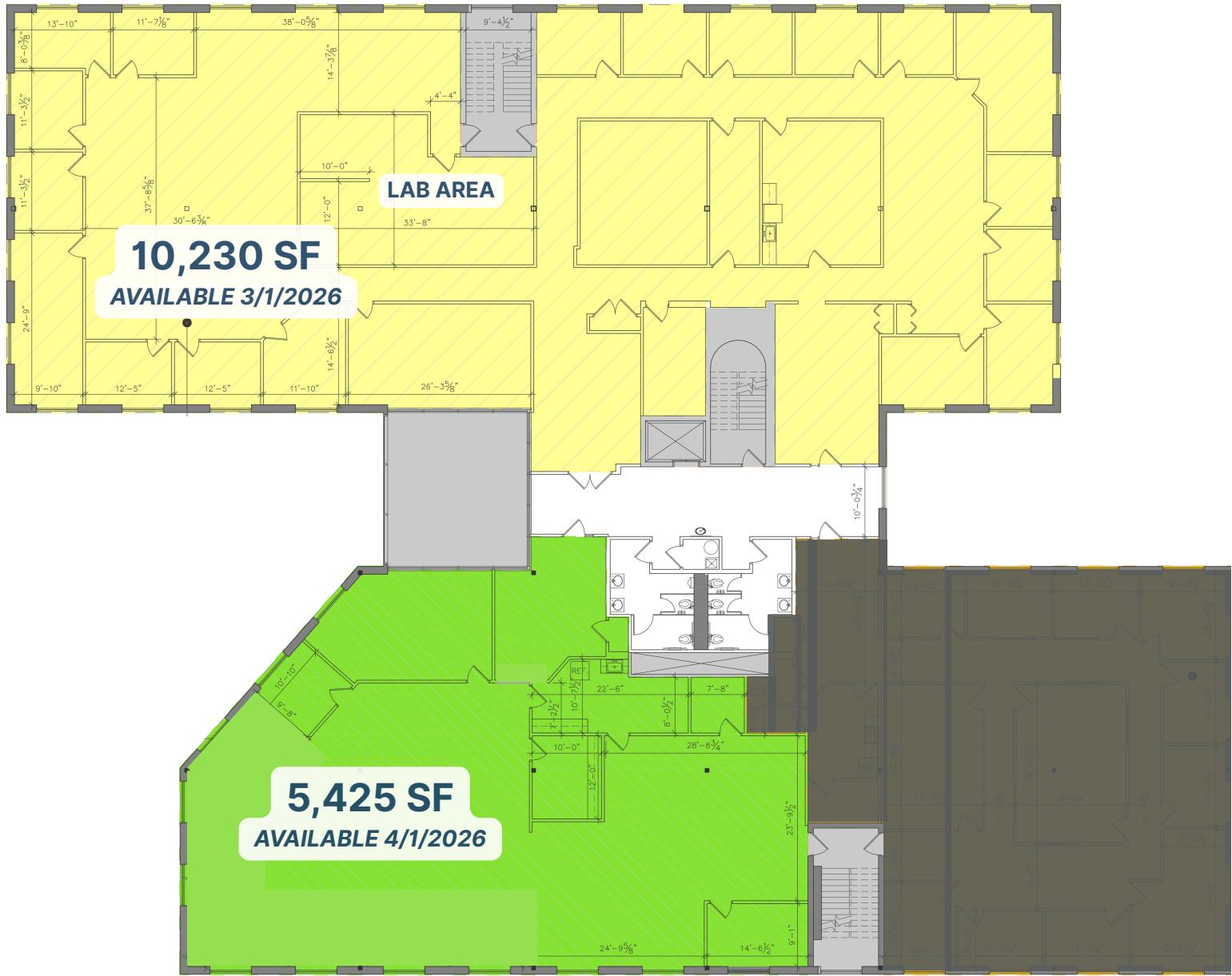
[CJOHNSTON@RWHOLMES.COM](mailto:CJOHNSTON@RWHOLMES.COM)

**JIM BARTHOLOMEW**

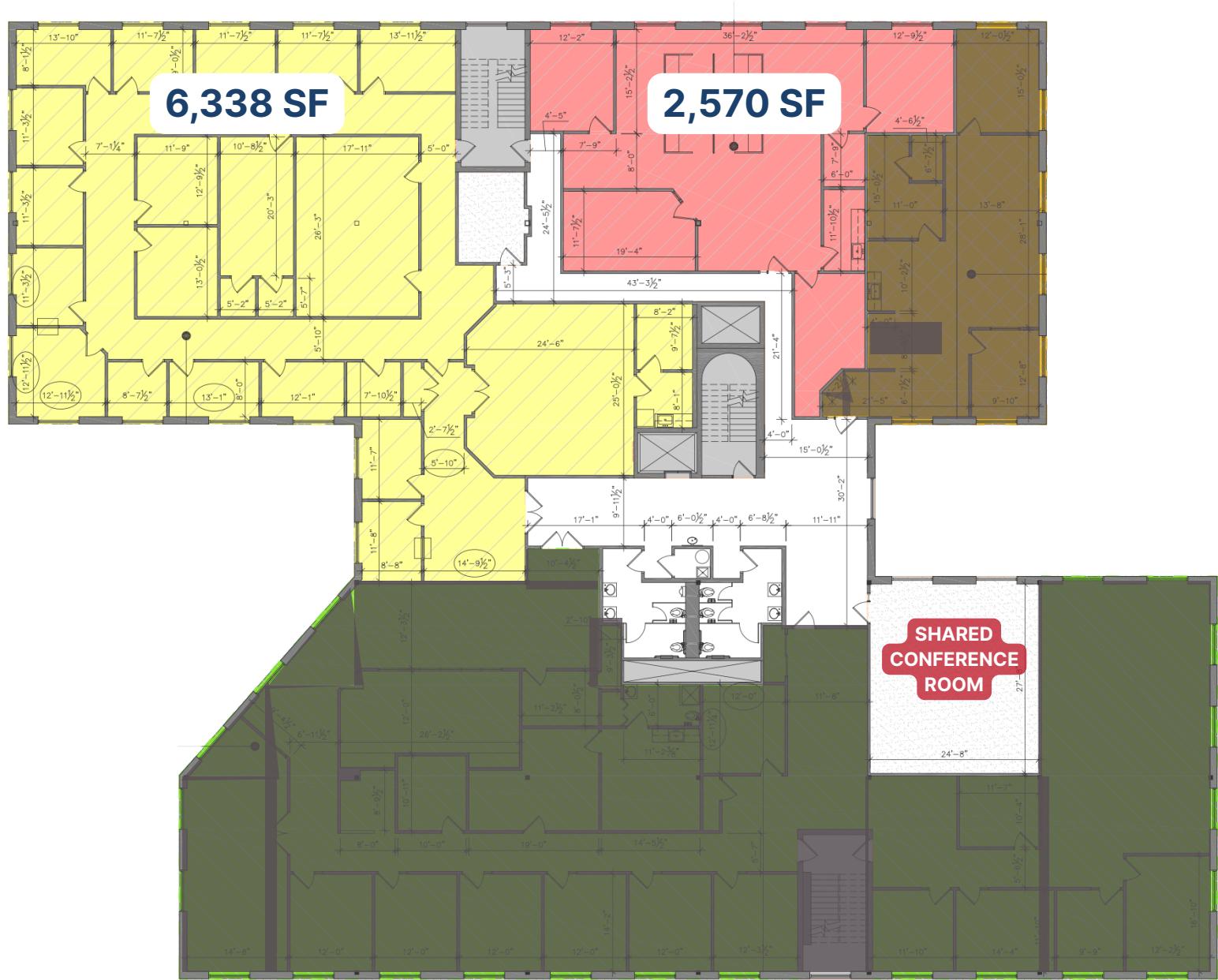
(508) 651-9023

[JIMB@RWHOLMES.COM](mailto:JIMB@RWHOLMES.COM)

## FLOOR PLAN—SECOND FLOOR



## ***FLOOR PLAN—THIRD FLOOR***



## PHOTOS



## LOCATION

