

# 100 Crowley Drive

MARLBOROUGH, MA



## Available space

**1,996 SF** | 1st Floor  **5,195 SF-13,455** | 2nd 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.

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# 100 Crowley Drive

MARLBOROUGH, MA

## Available space

First floor: 1,996 SF

Second floor: 5,195 SF  
8,260 SF

Combined: 13,455 SF

## Building size

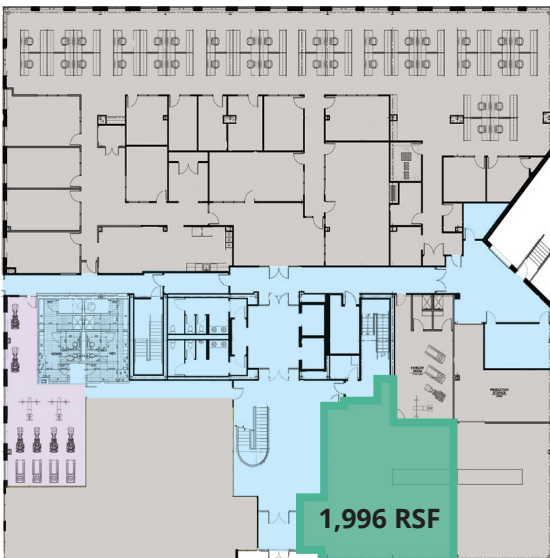
100,000 SF

## Building use

Office  
Medical  
Lab

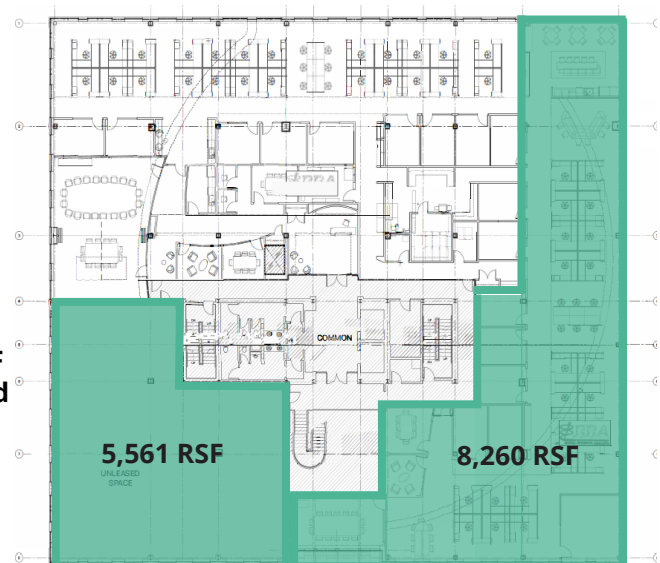
## 1st FLOOR

Available  
Space  
1,996 SF



## 2nd FLOOR

Available  
Space  
5,195 SF  
&  
8,260 SF  
or  
13,455 SF  
combined





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



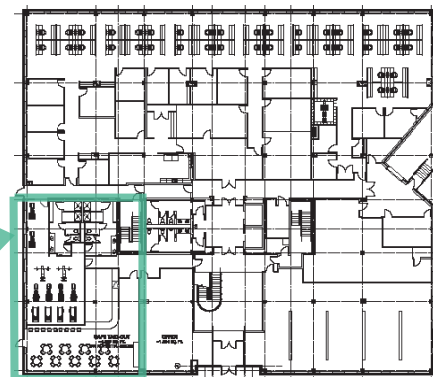
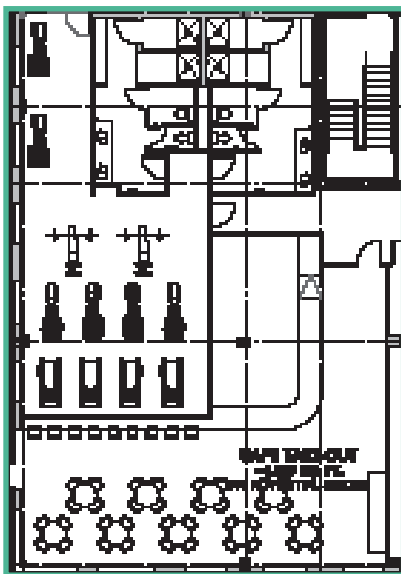
**AMENITIES** | Fitness room, 5-mile Assabet Rail Trail runs through property



**LOADING** | Two tailboard loading docks



**PARKING** | 4.0/1,000 SF



**1st**  
FLOOR  
Café

**AVISON  
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Updated lobby

Building entrance



Owned by **Commonwealth Management**, one of the region's preferred developers with **over 2,000,000 sq ft of commercial/industrial space built**, operated, and leased. Commonwealth Management and its affiliates are able to offer potential clients complete and customized turnkey build-to-suit.



## Route 85 signage opportunity

- Located immediately off of I-495 via Exit 25A.
- Access to both I-495 and I-290 via the Route 85 Connector.

**For more information please contact:**

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