

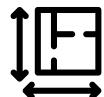
100 Crowley Drive

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.

Bill Sullivan, Sr. Vice President
617.758.8276
bill.sullivan@avisonyoung.com

Tom Aitken, Sr. Vice President
617.462.2789
tom.aitken@avisonyoung.com

Chris Reilly, Associate
781.956.8989
chris.reilly@avisonyoung.com

**AVISON
YOUNG**



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

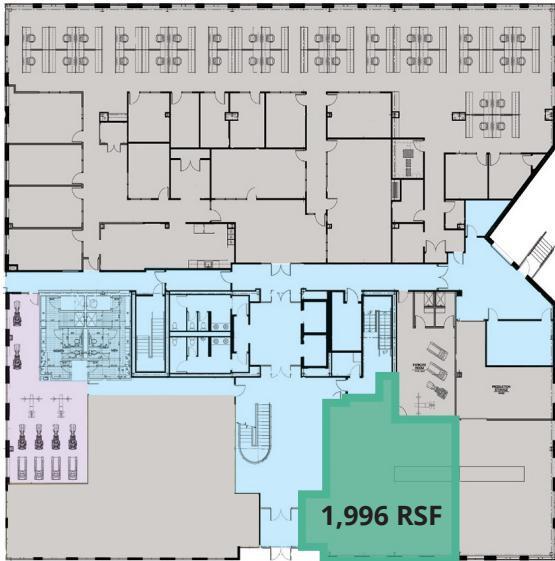
Medical

Lab

1st

FLOOR

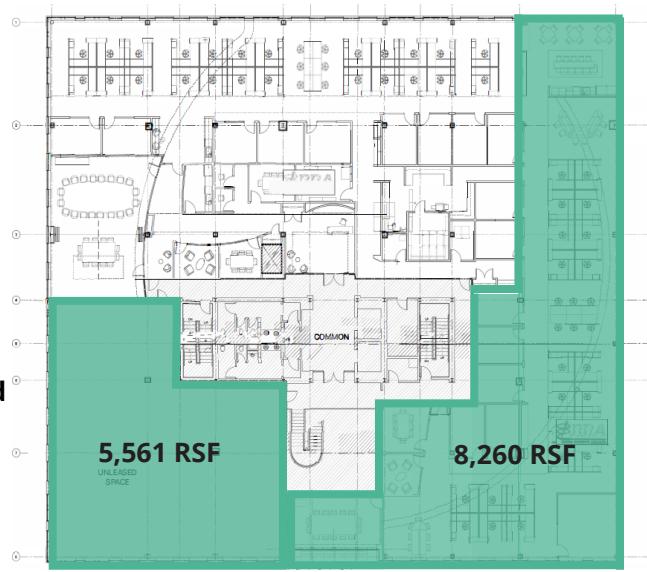
Available
Space
1,996 SF



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



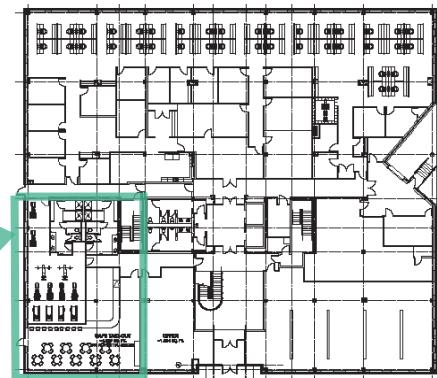
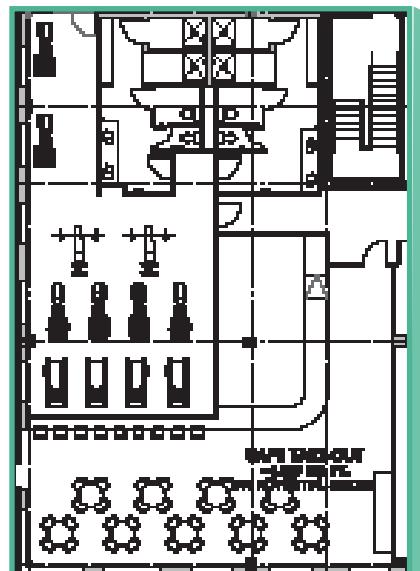
AMENITIES | Fitness room, 5-mile Assabet Rail Trail runs through property



LOADING | Two tailboard loading docks



PARKING | 4.0/1,000 SF



1st
FLOOR
Café

**AVISON
YOUNG**



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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