

MAGGIORE

FOR LEASE

155 NORTHBORO ROAD, SOUTHBOROUGH

## The 495 Technology Center

The 495 Technology Center is a 310,000 square foot, two building development owned and managed by one of the area's premier developers, The Maggiore Companies. The development is strategically located just ½ mile from the interchange of Simarano Drive and Interstate 495 and just three miles north of the Massachusetts Turnpike in Southborough, Massachusetts. The building offers all of the features required by industrial and flex tenants.

Available April 1, 2025:  
15,987 SF

### Building Specifications:

NNN's 2024 estimate: \$2.55/ SF

Clear Height: 18'

Column Spacing: 40' X 34'

Utilities: Town water, Eversource, National Grid



MAGGIORE  
INVEST. DESIGN. BUILD.

FOR MORE INFORMATION

Jacque Maggiore

jacque@maggiore.co | (781) 935-6100 | (781) 718-2006



# FOR LEASE



15,987

4,613 SF of Office | 2 Loading Docks, 2 Drive In Door



FOR MORE INFORMATION  
Jacquie Maggiore

jacquie@maggiore.co | (781) 935-6100 | (781) 718-2006