

# FOR LEASE

106 East Main Street

**Westborough, MA**

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**38,000 SF, THREE-STORY MEDICAL OFFICE BUILDING IN WESTBOROUGH, MA**

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**REAL ESTATE**

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# 106 East Main Street

## Westborough, MA

106 East Main Street is a 38,000 SF, three-story medical office building in Westborough, MA. The property features 12,666 SF floor plates, a main entrance directly adjacent to abundant parking of 4.55 per 1,000 square feet. The property is less than one mile from Route 9 to the north and Bay State Commons to the south.



### FLOOR PLANS




**KEY**

- WAITING/RECEPTION
- OFFICE
- EXAM/MEDICAL

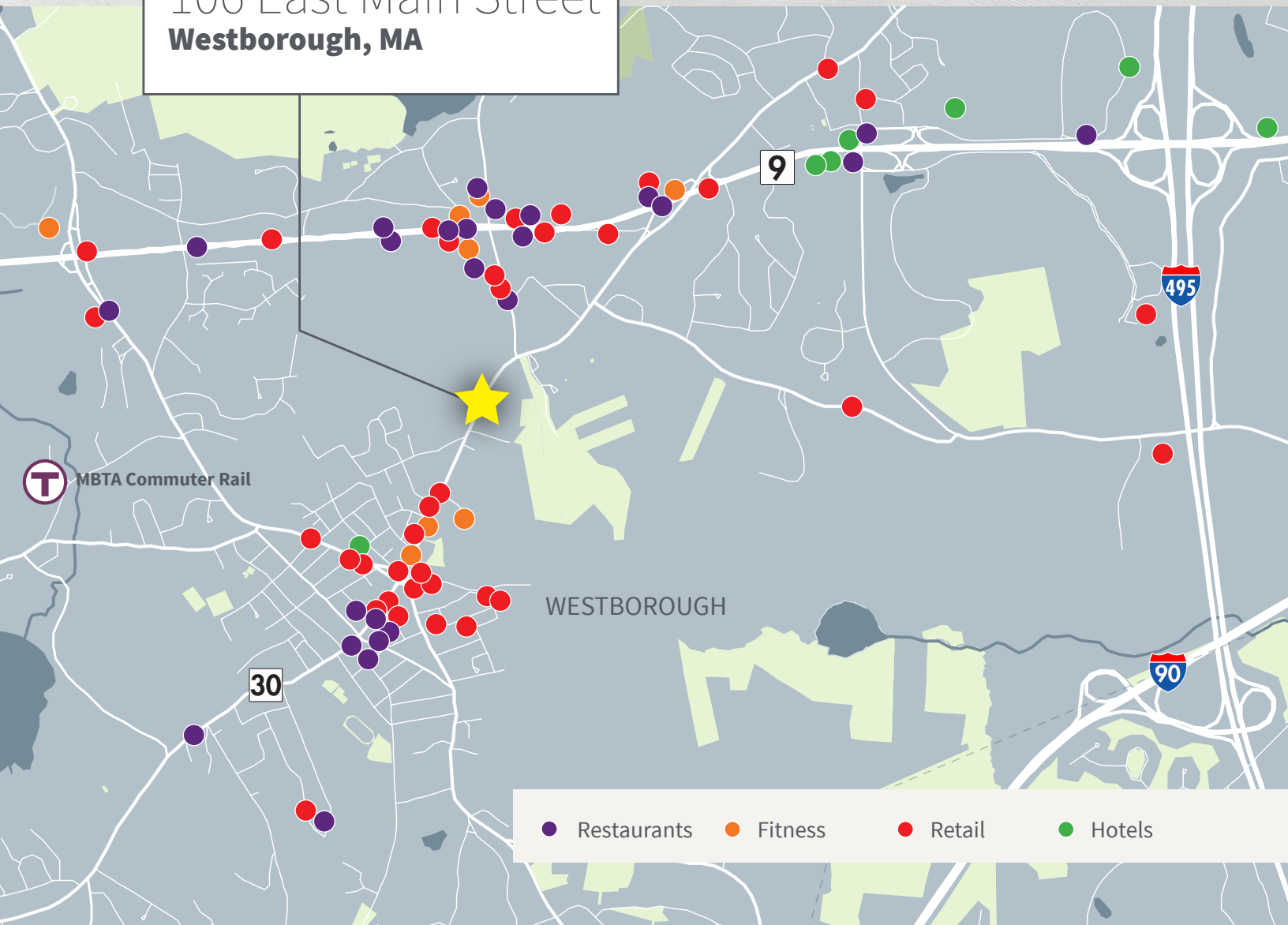


#### BUILDING SPECS

<p> <b>Year Built</b> Built in 1988, Renovated 2013</p> <p> <b>Size</b> 38,000 RSF</p> <p> <b>Floors</b> Three (3)</p> <p> <b>Land Area</b> 5.77 acres</p> <p> <b>Zoning</b> Gateway 2 (G-2)</p> <p> <b>Parking</b> 4.55 / 1,000 SF (173 parking spaces)</p>	<p> <b>Elevators</b> Two hydraulic elevators</p> <p> <b>HVAC</b> Chiller Boiler and Cooling Tower</p> <p> <b>Electrical</b> 1,600-amp, 3 phase, 4-wire service</p> <p> <b>Utilities</b></p> <p style="margin-left: 20px;"><i>Electric</i> National Grid</p> <p style="margin-left: 20px;"><i>Gas</i> Columbia Gas Company</p> <p style="margin-left: 20px;"><i>Water</i> City of Westborough</p> <p style="margin-left: 20px;"><i>Sewer</i> City of Westborough</p>
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106 East Main Street  
Westborough, MA



● Restaurants ● Fitness ● Retail ● Hotels

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Westborough, MA

**For more information, please contact:**

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