

CLOCK TOWER CENTER

200 HOMER AVENUE ASHLAND, MASSACHUSETTS



FLEXIBLE WAREHOUSE SPACE. PRIME METROWEST LOCATION.
±16,373 SF Available for Lease | Ashland, Massachusetts

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CLOCKTOWER CENTER



Clock Tower Center at 200 Homer Avenue in Ashland, Massachusetts is comprised of three buildings totaling almost $\pm 300,000$ RSF. It is a multi-tenant building, offering great access and visibility in the heart of the Metrowest corridor. There are a mix of tenants from office, to warehouse to light manufacturing that occupy the space.

Clock Tower Center offers a unique blend of historic charm found in a New England mill building and the contemporary facilities of newly constructed office and R&D space. The property is located close to the Mass Pike and Route 9. It is also just minutes from Route 495 and only 40 minutes to Boston and Logan Airport.

A variety of uses can be accommodated including: office, R&D, high-tech, warehouse, distribution, light manufacturing, call centers and data centers.

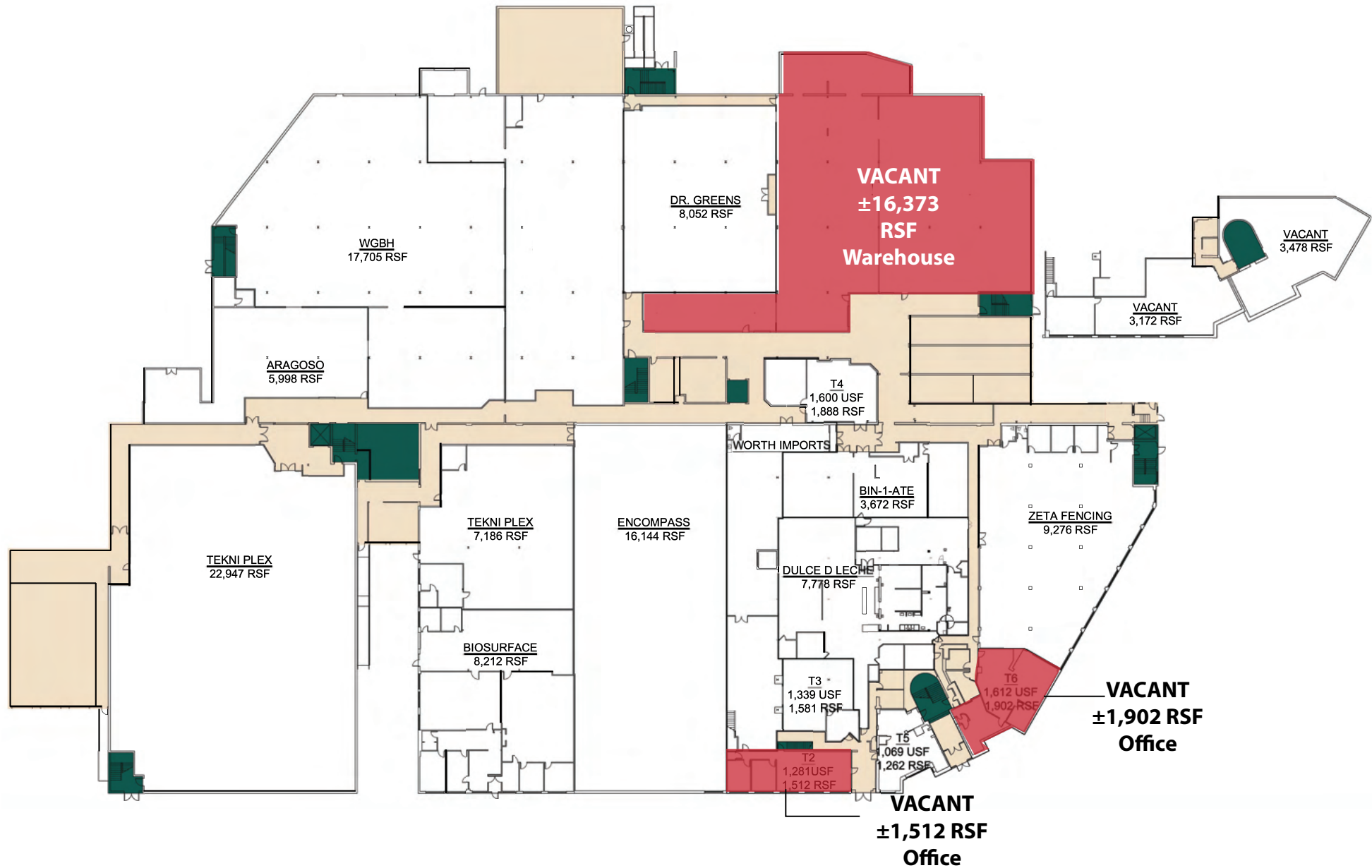
BUILDING SPECIFICATIONS

AVAILABLE SF	$\pm 16,373$ RSF - 1st Floor Warehouse Space 2 Common Docks \$9.00 NNN
	$\pm 1,902$ RSF & $\pm 1,512$ RSF - 1st Floor Office Space \$15.00 Gross
BUILDING SIZE	$\pm 302,463$ SF
MARKET	Boston
SUB MARKET	Hopkinton/Holliston

FEATURES

- Two common loading docks & freight elevator
- Parking for over 800 cars
- Existing heavy power
- High floor load capacity
- Professionally managed
- Amenities in the area include: fitness center (Encompass Fitness on-site), banking and a variety of restaurants, and retailers
- Frontage on Rt. 135. Close to the Mass Pike Route 9 and I-495.

FIRST FLOOR PLAN



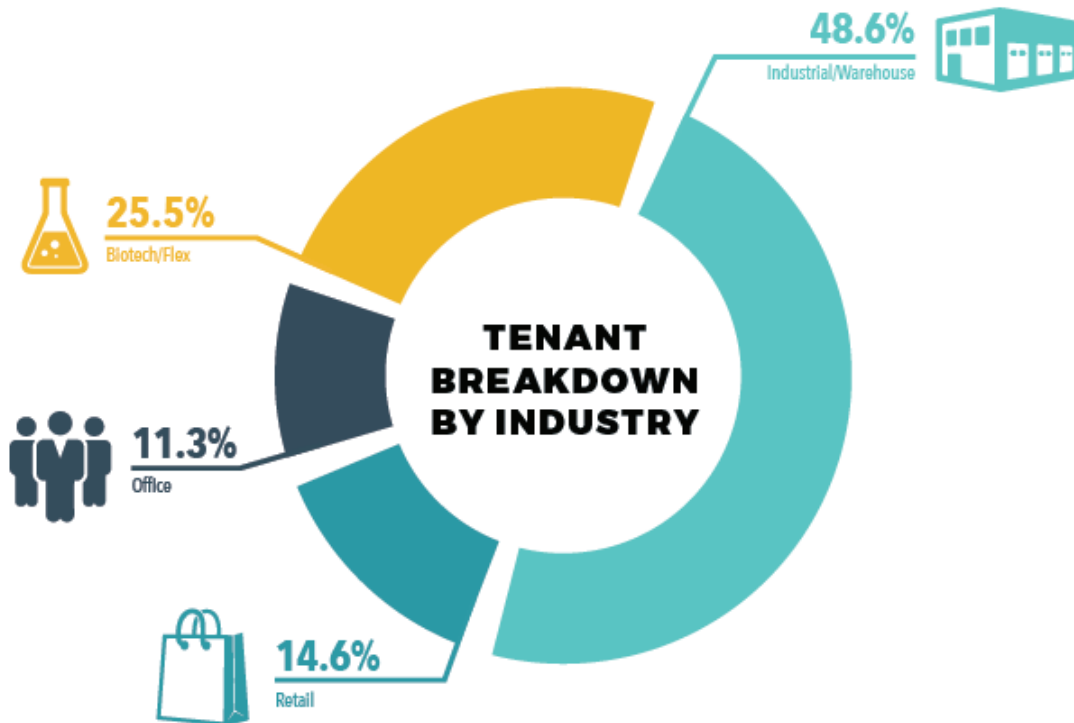


LOCATION OVERVIEW

TENANT & BUILDING STATISTICS

DIVERSIFIED TENANT BASE

Consisting of 18 tenants from a wide range of industries including biotech/flex, retail, office, and industrial/warehouse.



STRONG TENANT COMMITMENT

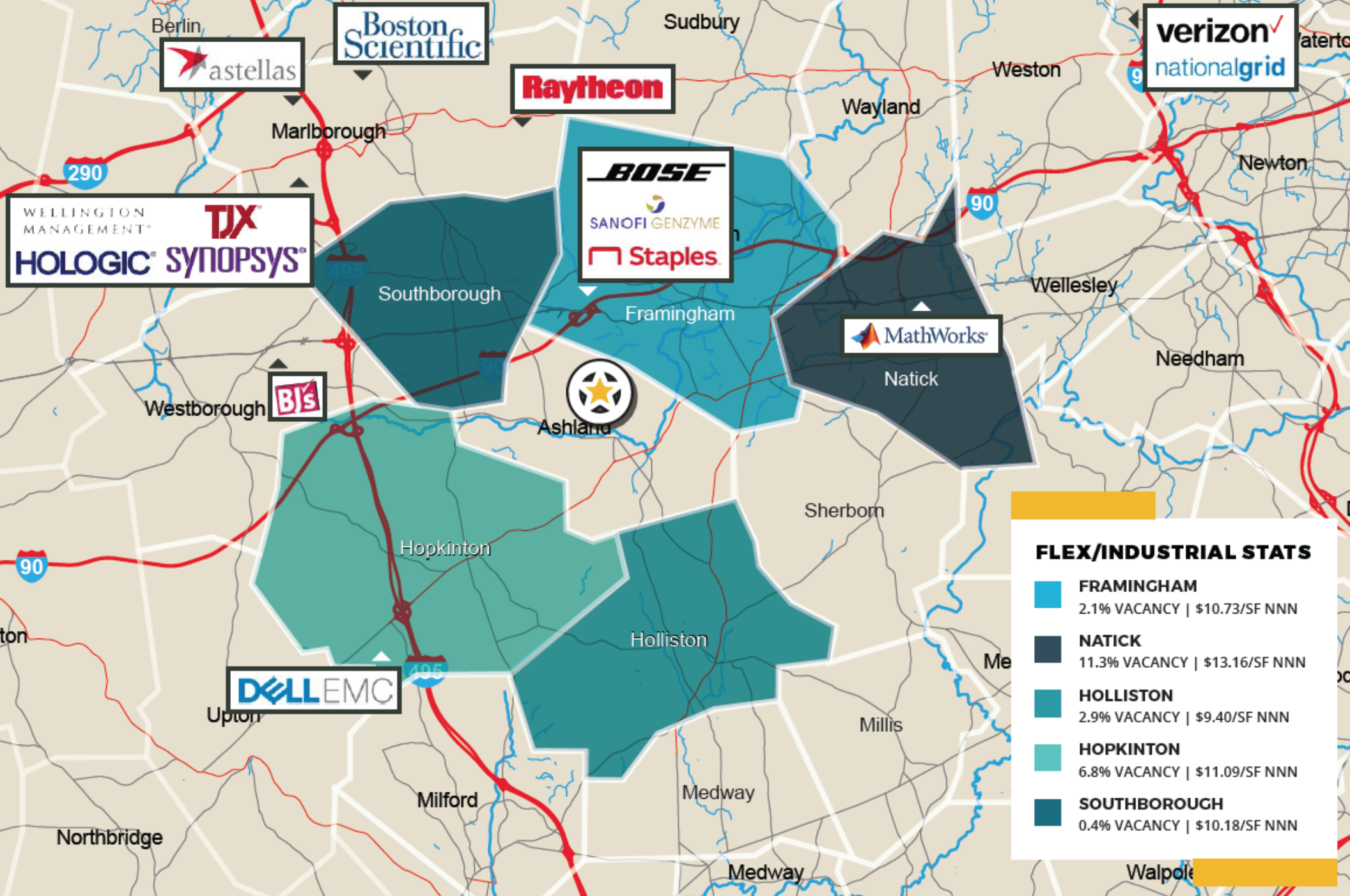
Several of the tenants, including OnProcess, Mat Tek, and Dulce D Leche have invested significant capital dollars into their spaces



RECENT CAPITAL IMPROVEMENTS

Within the past 3.5 years, since the current ownership group purchased the property, they have invested ±\$1.5 million in building and tenant improvements.





TENANTS IN THE MARKET