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KNOWLEDGE PARK

MARLBOROUGH, MA

2, 4 & 5

MOUNT ROYAL AVE

The Mount Royal Office Park is prominently situated overlooking the interchange of Route 20 and Route 495, thereby providing quick and easy access to all major highways in the area. This 3-building office park offers a total of over 158,000 rentable sf of first quality office space, with suites ranging from as small as 700 sf to as large as 13,000 sf. All 3 buildings are designed with a continuous ribbon of glass, which provides spectacular views overlooking the surrounding valley and countryside. In addition, there are many restaurants, hotel accommodations, stores, banks, and other service establishments within close proximity to the office park. This park features a newly constructed club room with ample parking throughout the park. It offers a fitness center with showers. There is loading dock access.

PROPERTY 3 Buildings at Knowledge Park

TOTAL SF ± 158,168 SF

ON-SITE AMENITIES Conference rooms, Starbucks coffee machine, Club Room, fitness center, wine & beer on-tap

LOCATION Located on Route 20 at the interchange of 1-495

On-Site Cafe



Modern Setting

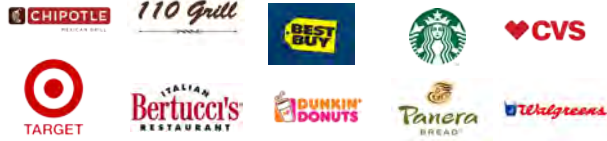


Renovated Office Suites



AMENITIES NEARBY

NEARBY AMENITIES



CONVENIENT LOCATION

Knowledge Park in Marlborough is a 161,300 SF three building office park overlooking the interchange of Route 20 and I-495. All three buildings provide spectacular views with smaller floor plates for more natural light. There are many restaurants, hotel accommodations and other entertainment venues within walking distance from the office park.

AREA AMENITIES



HOTELS

Hyatt Place Marlborough	5 Minutes
Hampton Inn Boston	5 Minutes
Embassy Suites by Hilton	4 Minutes
Best Western Royal Plaza	5 Minutes
Courtyard by Marriott	4 Minutes

20+

SHOPPING & RETAIL STORES



Hannaford Supermarket	5 Minutes
Solomon Pond Mall	9 Minutes
Target	9 Minutes
Post Road Plaza	9 Minutes
The Shops at Highland Commons	9 Minutes



RESTAURANTS

Longhorn Steakhouse	4 Minutes
Chili's	Minutes
The 99 Restaurant	5 Minutes
Bertucci's Restaurant	Minutes
110 Grill	5 Minutes



2 MOUNT ROYAL

PROPERTY DESCRIPTION

Total Building: ± 64,145 SF **Total**

Available: ±1,563 - ±11,490 SF

Land Area: ±2.18 Acres

Floors: Five

Parking: 4.0/1,000 SF

Year Built: 1981

CURRENT AVAILABILITY

1st Floor: ±1,563-11,490 SF

3rd floor: ±1,750 SF

4th Floor: ± 1,769 SF

5th Floor: ± 3,424 SF

4 MOUNT ROYAL

PROPERTY DESCRIPTION

Total Building: ± 44,713 SF

Total Available: ± 100-2,600 SF

Land Area: ± 3.21 Acres

Floors: Four

Parking: 3.5/1,000 SF

Year Built: 1981

CURRENT AVAILABILITY

1st Floor: ± 100-2,600 SF

3rd Floor: ± 1,756 SF

3rd Floor: ± 2,116 SF

5 MOUNT ROYAL

PROPERTY DESCRIPTION

Total Building: ± 49,310 SF

Total Available: ± 5,785 SF

Land Area: ± 3.53 Acres

Floors: Four

Parking: 3.44/1,000 SF

Year Built: 1985

CURRENT AVAILABILITY

1st Floor: ± 3,334 SF

1st Floor: ± 2,451 SF



On-Site Fitness Center



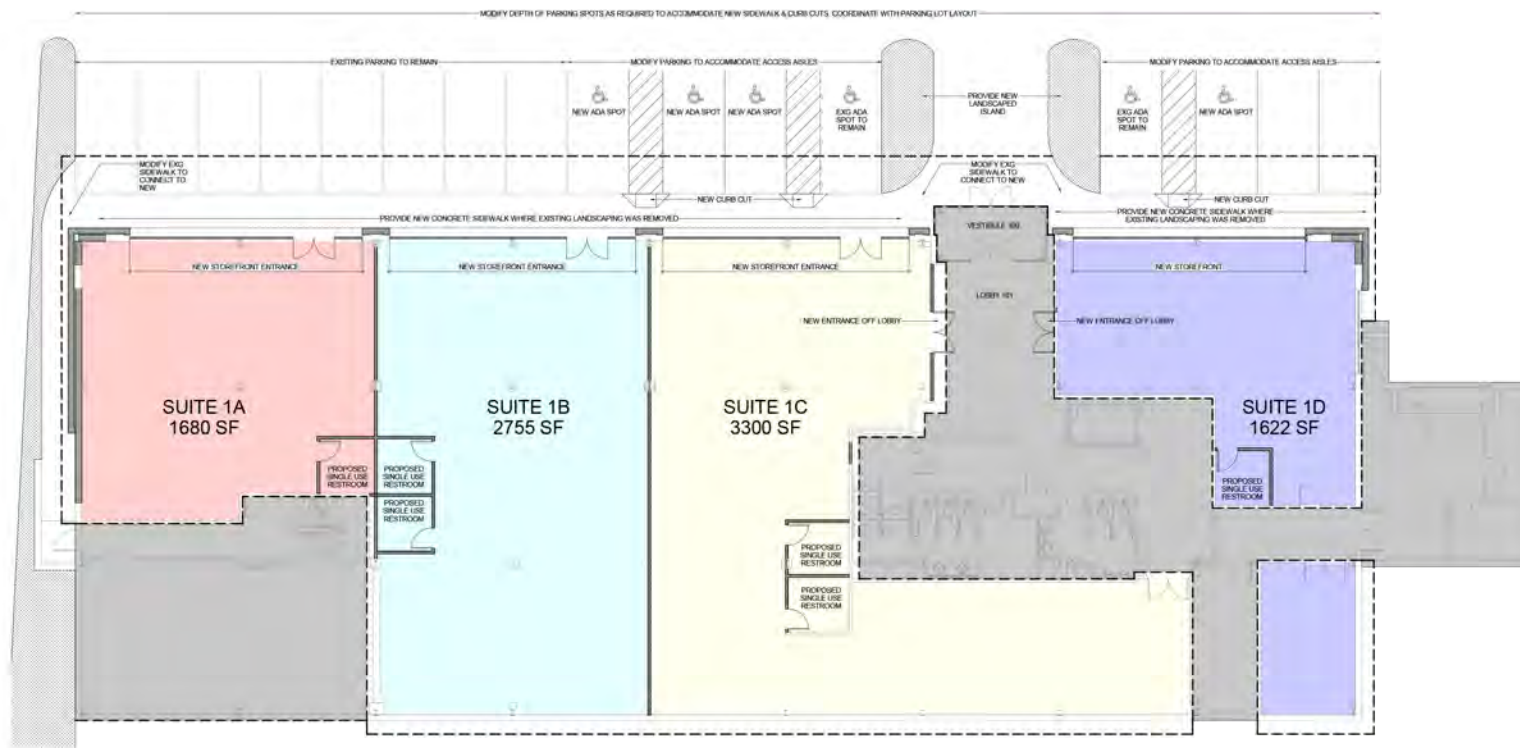
PHOTOS



RE/MAX
EXECUTIVE READY

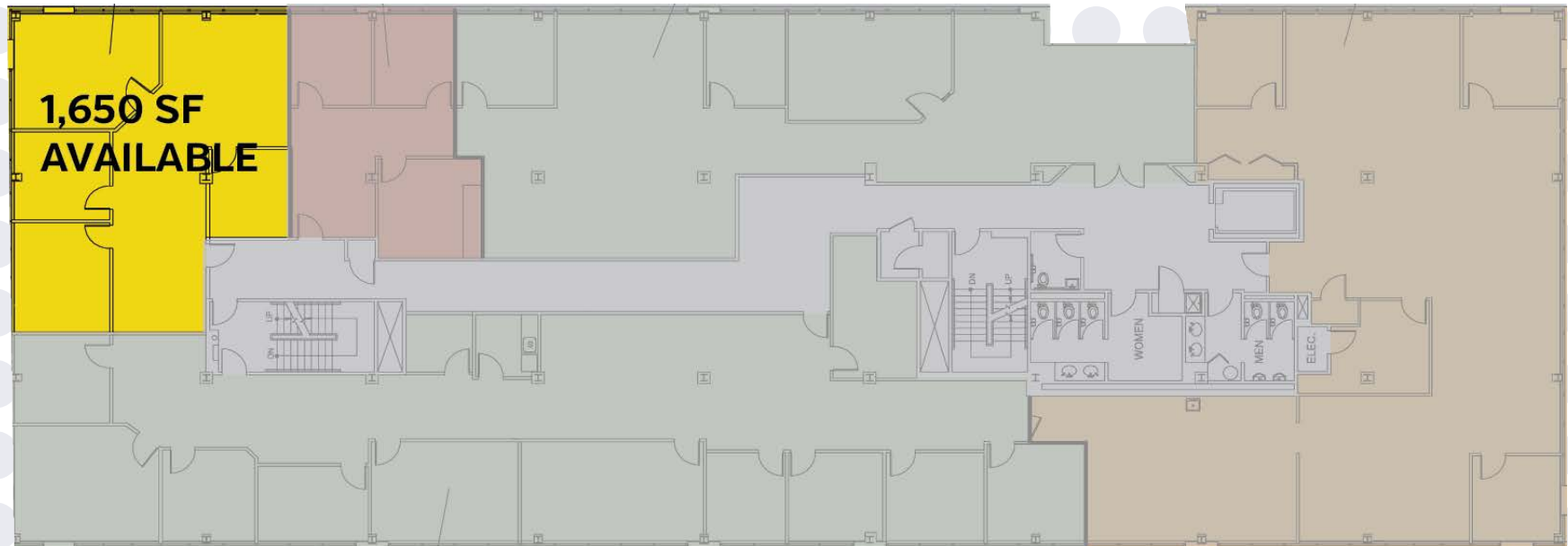
Mount Royal Ave

Vacant: ± 1,563 - ± 11,490 SF



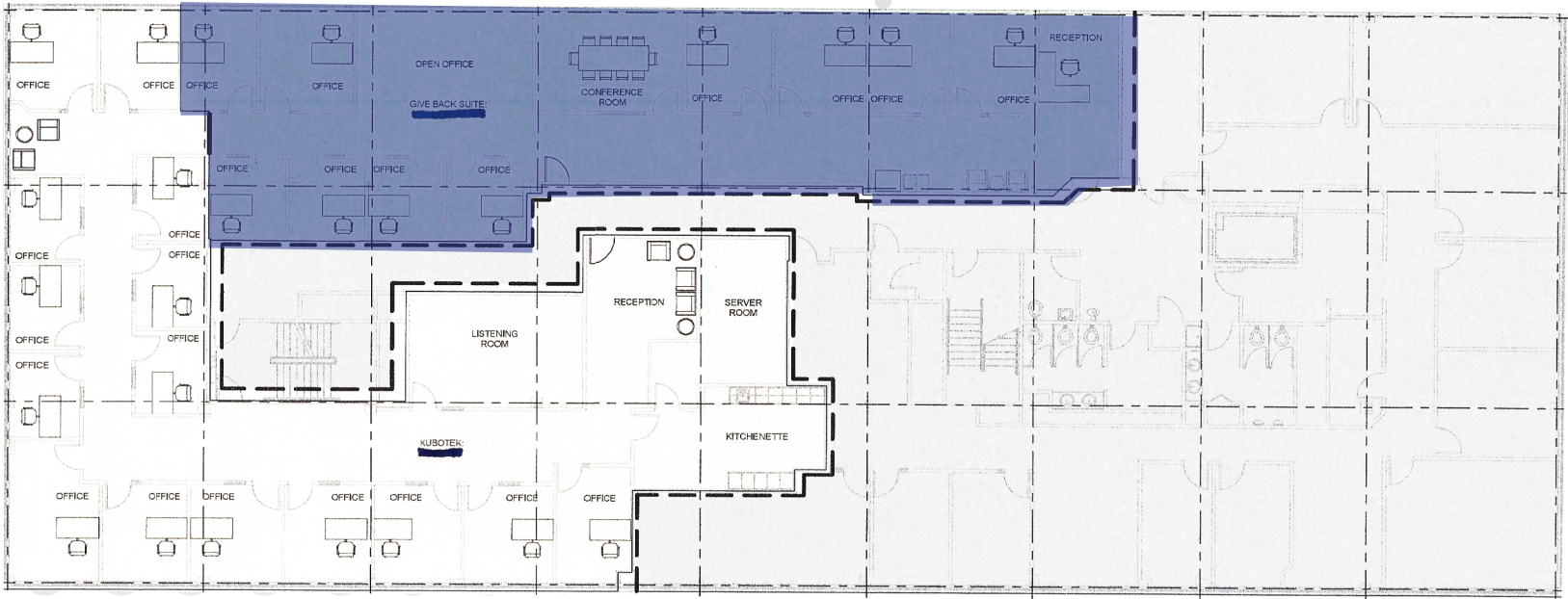
FIRST FLOOR < Click for 3D Tour

Vacant: ± 1,650 SF



THIRD FLOOR

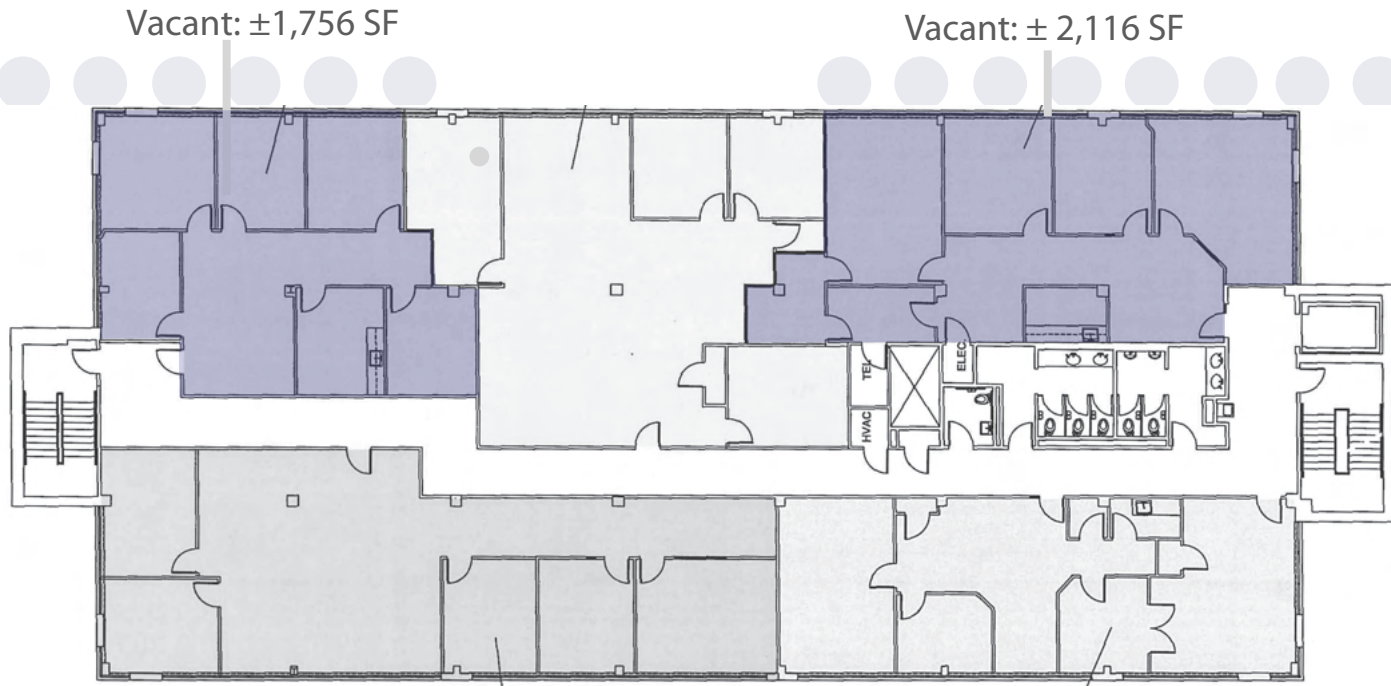
Vacant: 3,424 SF





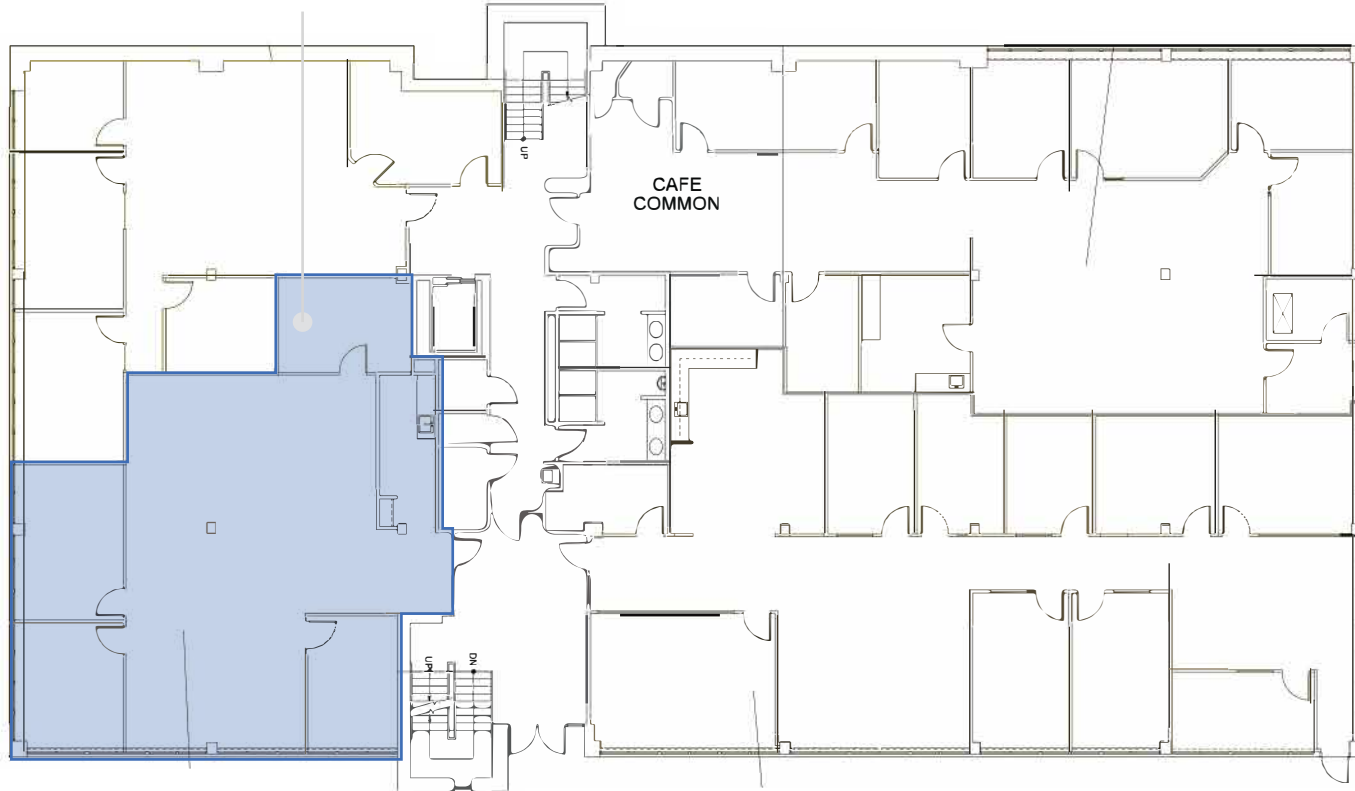
FIRST FLOOR

Office Suites available ranging
from 100-2,600 SF.



THIRD FLOOR

Vacant: ±2,451 SF



FIRST FLOOR

