

100 CROWLEY DRIVE MARLBOROUGH, MA

AVAILABLE FOR LEASE



1,251 - 73,582 SF CLASS A OFFICE SPACE \$19.75/SF PLUS ELECTRIC

R.W. HOLMES
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

BUILDING SIZE	101,834 SF
AVAILABLE	1,251 SF - 73,582 SF
YEAR BUILT	2009
STORIES	Four (4)
ELEVATORS	Two (2)
PARKING SPACES	350 (3.50/1,000 SF)
RENTAL RATE	\$19.75/SF PLUS ELECTRIC

AVAILABILITY

4TH FLOOR	27,697 SF
3RD FLOOR	27,753 SF
2ND FLOOR	5,183 - 8,832 SF or 14,015 SF combined
1ST FLOOR	1,251, 2,839 - 6,728 SF

HIGHLIGHTS

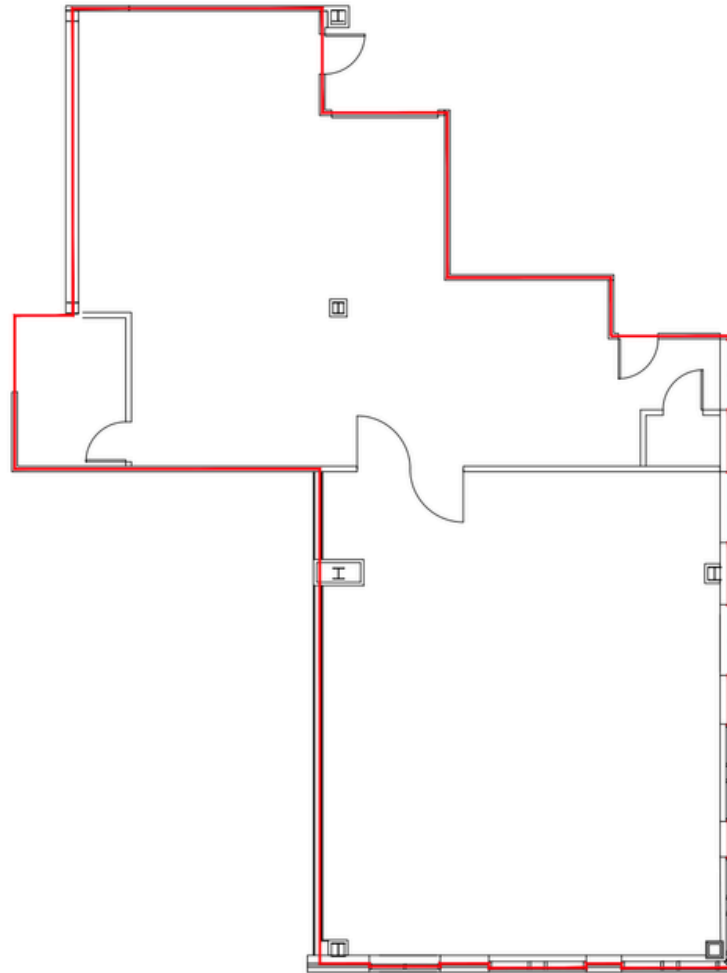
- MOVE-IN READY CONDITION
- PLUG & PLAY SUITES AVAILABLE
- FITNESS CENTER WITH SHOWER FACILITIES
- CAFÉ WITH OUTDOOR SEATING
- 24-HOUR ACCESS
- MONUMENT SIGNAGE
- EASY HIGHWAY ACCESS to I-290 & I-495



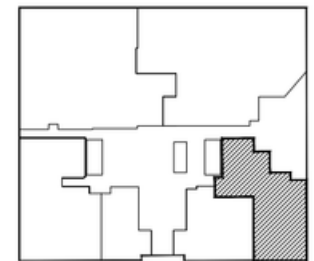


FLOOR PLAN | FIRST FLOOR

2,839 SF

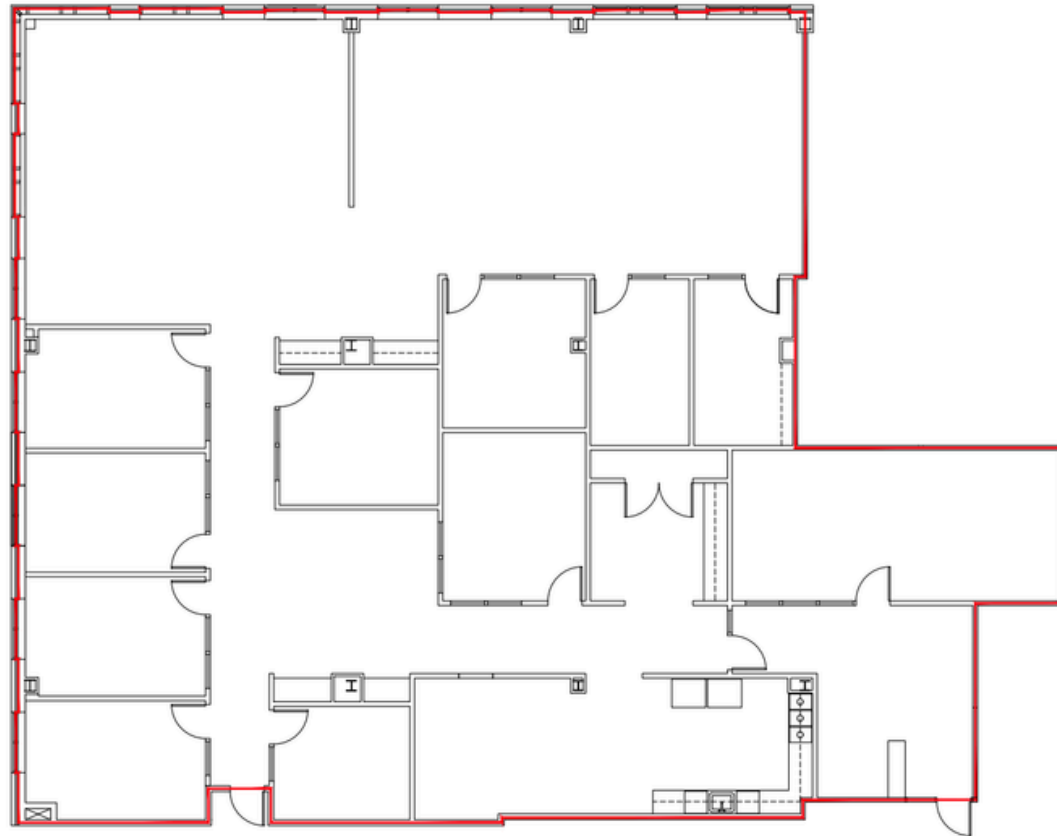


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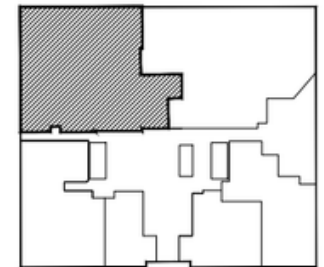


FLOOR PLAN | FIRST FLOOR

6,728 SF

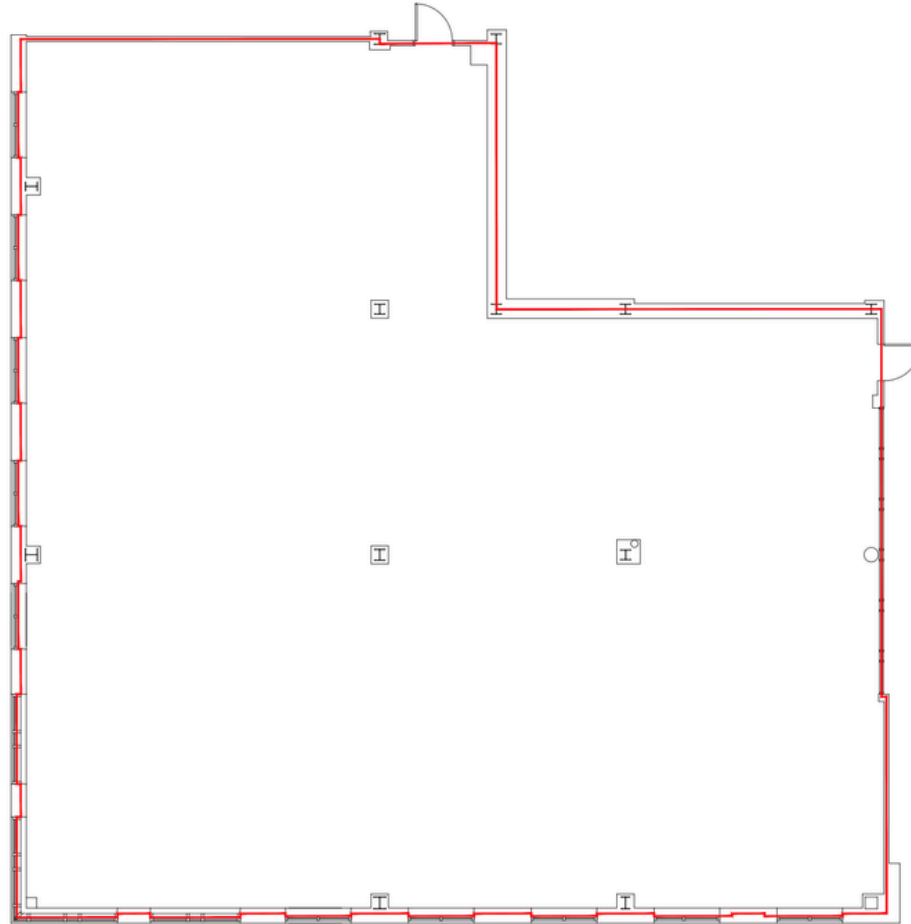


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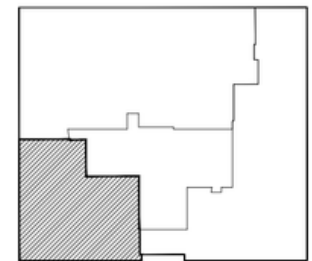


FLOOR PLAN | SECOND FLOOR

5,183 SF

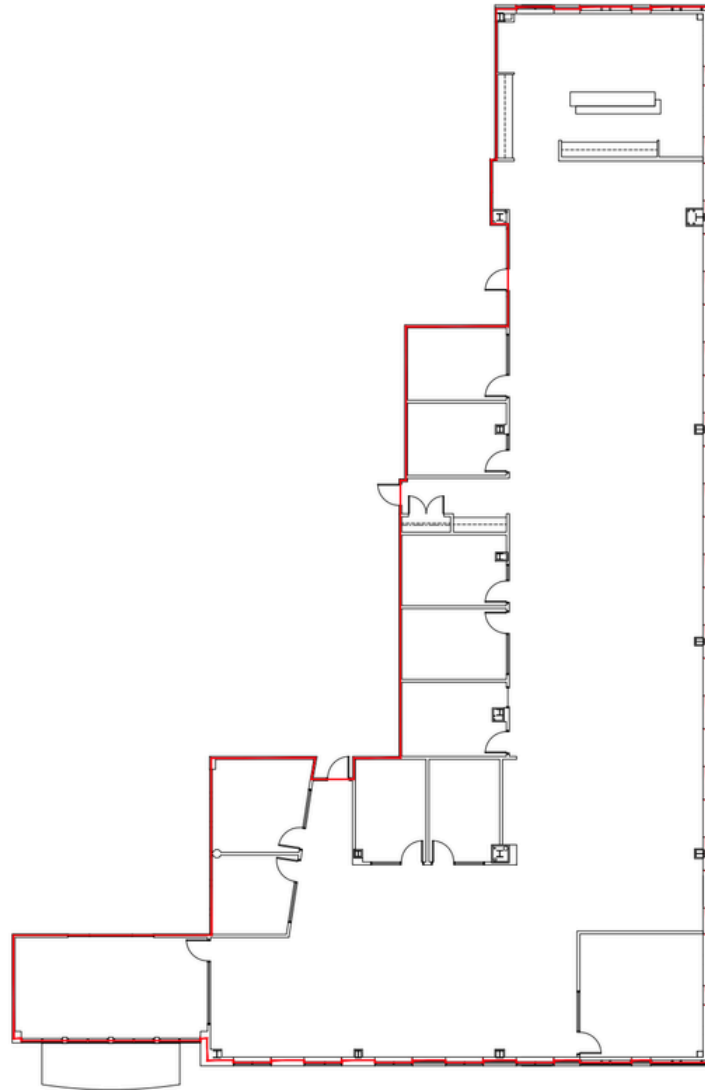


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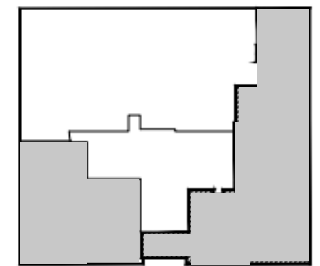


FLOOR PLAN | SECOND FLOOR

8,832 SF



KEY:



*COMBINED 14,015 SF

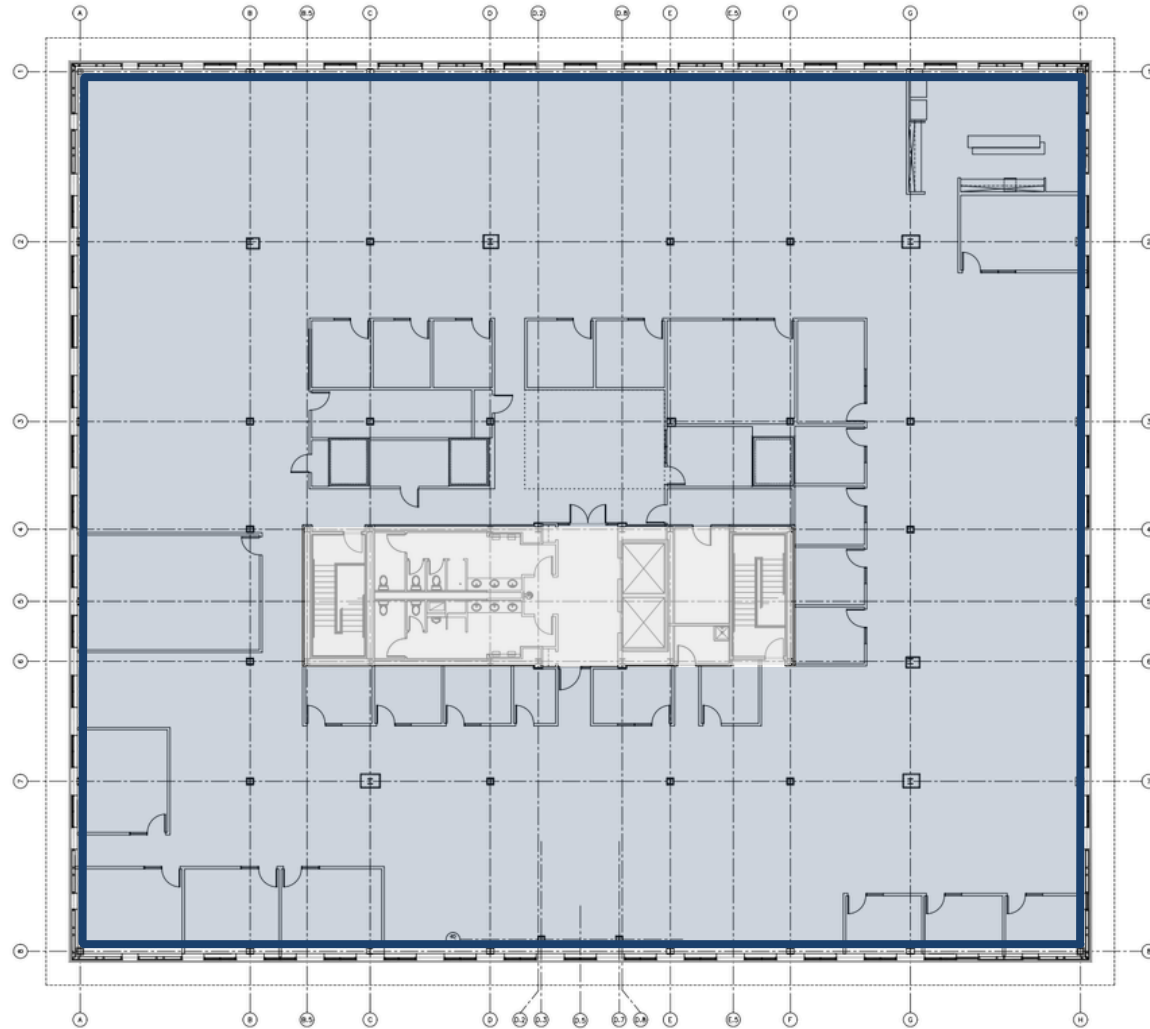
FLOOR PLAN | THIRD FLOOR

27,753 SF



FLOOR PLAN | FOURTH FLOOR

27,697 SF



LOCATION AND ACCESS

100 Crowley Drive in Marlborough offers immediate access to **I-290** and **I-495**, and provides a professional office setting in a prime suburban location. Ideal for businesses seeking visibility and convenience in the heart of MetroWest.



CONNECTIVITY

LESS THAN 0.5 MILES TO I-495
DIRECT ACCESS TO I-290 VIA ROUTE 85

NEARBY AMENITIES

DINING & COFFEE

DUNKIN'
 HONEY DEW DONUTS
 99 RESTAURANT
 WELLY'S RESTAURANT
 TIO GRILL
 STARBUCKS

RETAIL & CONVENIENCE

WALMART
 STOP & SHOP
 HIGHLAND COMMONS
 MARKET BASKET
 APEX ENTERTAINMENT

HOTELS & HOSPITALITY

RESIDENCE INN BY MARRIOTT
 COURTYARD BY MARRIOTT
 HILTON GARDEN INN

LESS THAN 10 MINUTES FROM

DOWNTOWN MARLBOROUGH
 DOWNTOWN HUDSON



DIRECT ACCESS TO THE ASSABET RIVER RAIL TRAIL

