

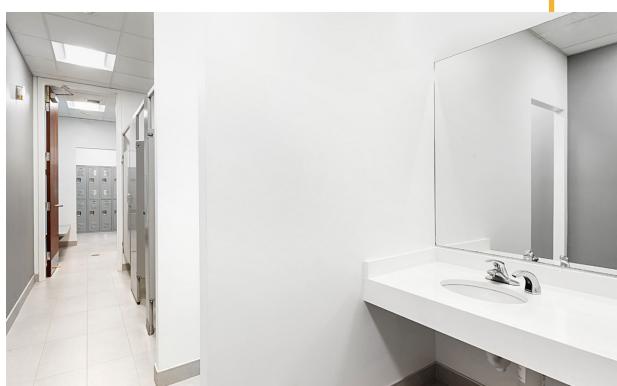


1400 COMPUTER DRIVE

WESTBOROUGH, MA 01581

FIRST CLASS OFFICE SPACE AVAILABLE FOR LEASE
2,725-42,000 SF

1400 COMPUTER DRIVE



PROPERTY FEATURES

1400 Computer Drive is a top-tier quality, three-story, 72,291 SF first class office building on the Route 9 corridor in Westborough.

Positioned on an elevated site, 1400 Computer Drive has exceptional high profile visibility and great corporate signage opportunities. Flexible and efficient floor plates accommodate single and multi-tenant users.

Minutes from I-495 and the Mass Pike, it features a sun lit two-story atrium, superior finishes, a newly renovated fitness room with lockers and showers, modern tenant lounge, basement-level storage, and abundant parking. It is conveniently located in the midst of numerous restaurants, retail stores, and hotels.

Contemporary and convenient, 1400 Computer Drive is ideal for high tech and business tenants. This first-class building's features, location and visibility make it best in class.

AVAILABILITIES

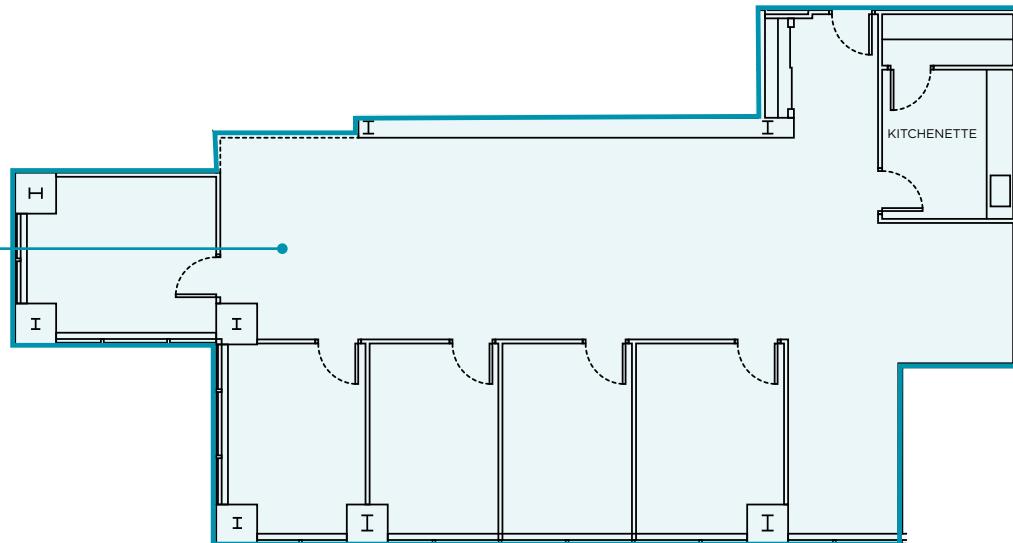
SUITE 100:	2,725 RSF
SUITE 120:	4,595 RSF
SUITE 200:	7,788 RSF
SUITE 203:	4,730 RSF
SUITE 300-301:	6,588 RSF - 22,140 RSF

BUILDING SPECIFICATIONS

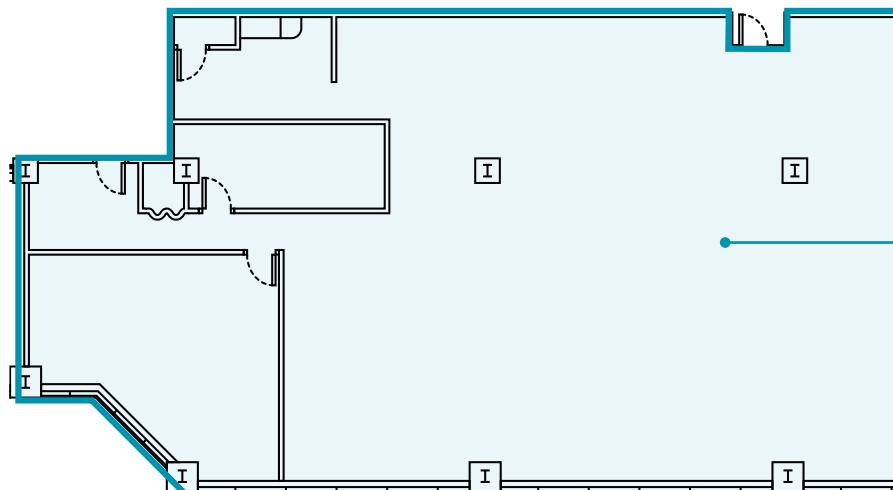
- **Building Size:** 72,291 SF
- **Acreage:** 7.39 Acres
- **Stories:** 3
- **Available SF:** 2,725 - 42,000 SF
- **Year Built:** 1991; Common Areas Renovated in 2017
- **Elevators:** 2 Passenger
- **Parking Ratio:** 3.47/1,000 SF
- **Utilities:**
 - Gas: Eversource
 - Electric: National Grid
 - Water & Sewer: Town of Westborough
- **Service Providers:** Verizon FiOs, Spectrum & Lightower
- **Shipping & Receiving:** Full Access Loading Dock equipped with motorized door.
- **On site Amenities:**
 - Fitness center with lockers and showers
 - Tenant Lounge Area



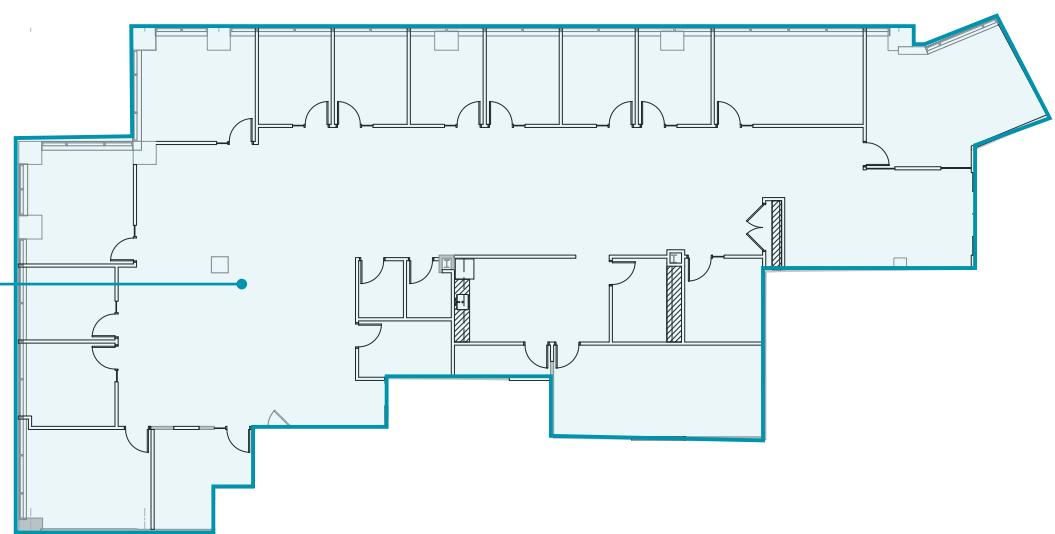
SUITE 100
2,725 RSF

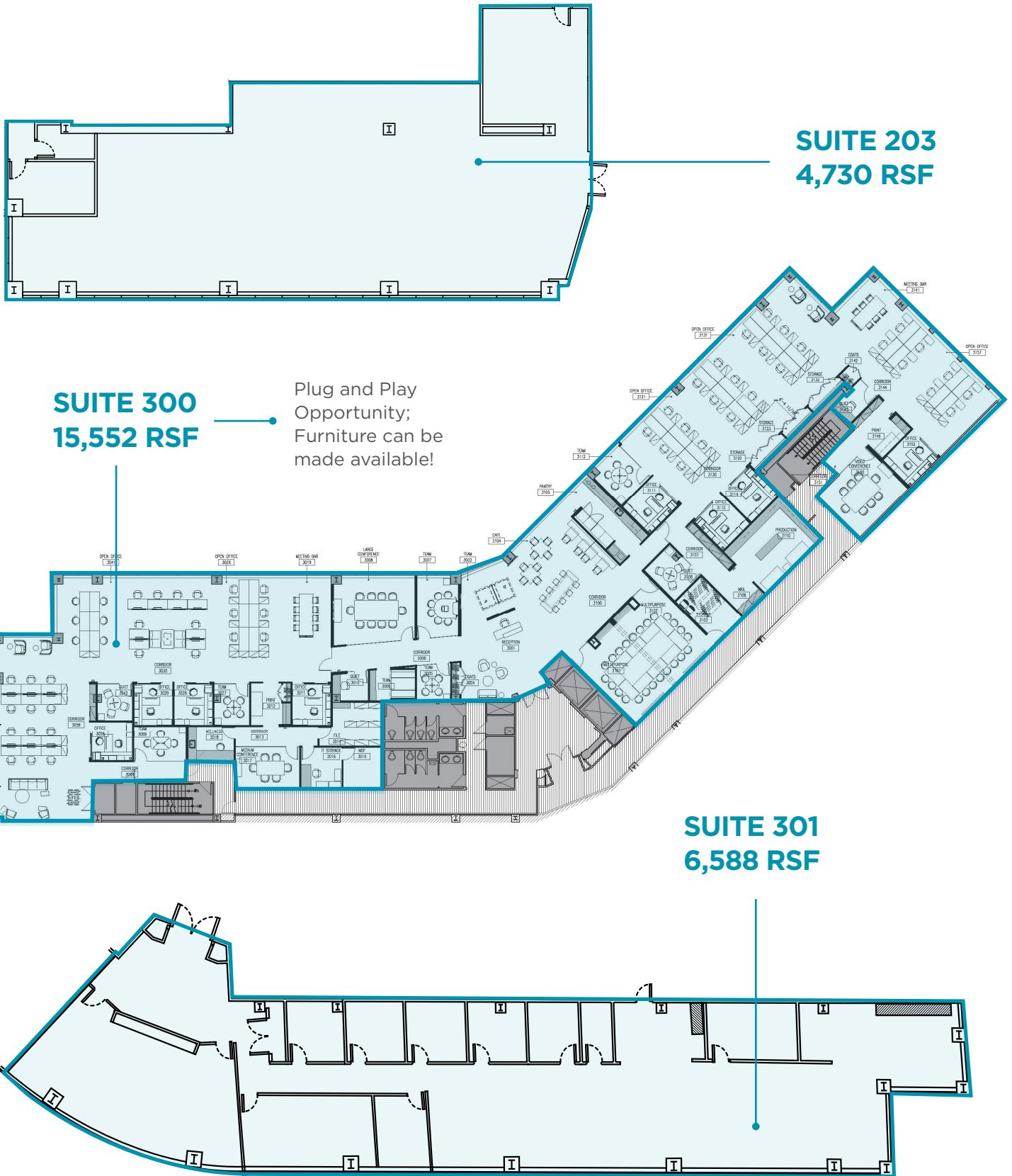


SUITE 120
4,595 RSF



SUITE 200
7,788 RSF







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