

LAB SPACE FOR LEASE

LAKE WILLIAMS CENTER

26 Forest Street, Marlborough, Massachusetts



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PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates, Inc. is pleased to present 8,792 Square feet of existing lab space at the Lake Williams Center. Equipped with existing casework, plumbing, and gas hookups, the space is ideal for biotechnology groups looking for plug and play lab space.

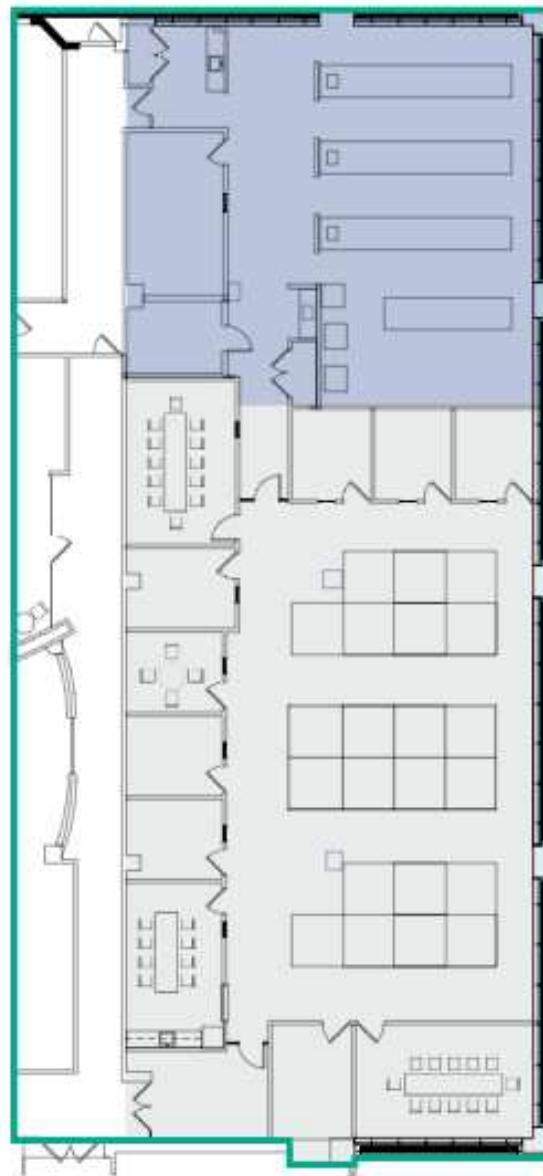
OFFERING SUMMARY

Space Type	Lab
Space Size	8,792 SF
Existing Lab Amenities	Casework, plumbing and gas hookups, ample power
Lease Rate	Negotiable

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,313	15,927	37,074
Total Population	5,656	41,148	94,850
Average HH Income	\$139,816	\$143,494	\$157,239

26 Forest Street | FloorPlan

First Floor - 8,792 SF



■ Office Space ■ Diagnostic Lab Space





ABOUT LAKE WILLIAMS CENTER

Lake Williams Center totals 210,000 square feet of premium office space and amenities. Comprised of two three-story Class A buildings, the business park sits in a tranquil 61-acre lakeside setting. Property features include monument signage, ample surface-level parking, sun-filled double-height open atriums, and tenant directories throughout the buildings. Both office buildings are Wired Certified Gold, with internet service providers including Verizon FiOS-Fiber, Crown Castle Fiber-Fiber, Comcast-Coaxial, Verizon-Copper, Verizon-Fiber, Windstream-Fiber. Tenants and guests have access to the on-site, full service café, common seating areas for informal meetings, the table-top game area, and outdoor patios with seating. Conveniently located, take advantage of the Center's proximity to many area amenities, including hospitality, restaurants, retail, daycare, and the Marlborough/Westborough Boston Logan Airport Shuttle. Lake Williams Corporate Center is directly adjacent to the interchange of I-495/Route 20 and the new I-495 interchange at Exit 23C. The Massachusetts Turnpike (I-90) is located just five miles away. Join regional corporate neighbors such as TJX, Hologic, Wellington Management, and IPG Photonics from inside this best-in-class property

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Location Map

