



**ONE**  
TECHNOLOGY DRIVE  
WESTBOROUGH, MA

**Exceptional Quality with an Unparalleled Location**





# ONE

TECHNOLOGY DRIVE

## BUILDING HIGHLIGHTS

**Year Built/Renovated:**  
1999/2022

**Number of Stories:**  
Three

**Parking Spaces:**  
3.7 Spaces per 1,000 SF

**Fully Furnished Plug & Play Space Available:**  
From 2,500 SF to 58,000 SF

**Showers/Lockers:**  
Located on first floor

**Telecom Providers:**  
Crown Castle, Lumen, Verizon

**Amenities Within Walking Distance:**  
Three full-service hotels, a daycare center, Starbucks, and two restaurants



**HOTEL**

**RETAIL / RESTAURANT**

**CORPORATE NEIGHBOR**



9

9

INTERSTATE  
495

INTERSTATE  
495

Starbuck's  
Jersey Mikes  
Jiffy Lube  
Chipotle  
Staples  
Burger King  
Dunkin'  
Stop & Shop  
Mandarin Westborough  
NY Deli  
Tribo's  
Julio's Liquors  
MexiCali  
Golden Nozzle Car Wash

El Basha  
Thai Tamarind  
Harman's Wine & Spirits  
Honey Dew Donuts

Extended Stay America

Hampton Inn

Extended Stay America

Owen O'Leary's

Sonesta Suites

Extended Stay Suites

Labcorp

DoubleTree Hotel

Daycare

eClinicalWorks

Olympus

Astellas

Eversource

Courtyard by Marriott

Starbuck's

Cumberland Farms  
Nan's Kitchen & Market

Red Roof Inn

UMass

**ONE TECHNOLOGY DRIVE, WESTBOROUGH MA**

20 minutes to Worcester      1/2 mile to Route 9  
 30 minutes to Boston        2 miles to Route 495  
 50 minutes to Providence    4 miles to Mass Pike



For More Information Contact:

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