

# One Research Drive



1 Research Drive Westborough, MA 01581

284,000 SF Class A Office / R&D / Flex Facility



# ABOUT ONE RESEARCH DRIVE

One Research Drive is a premier Class A office destination located in Westborough, Massachusetts, offering approximately 284,000 square feet across four stories. Strategically positioned near the intersection of I-495 and Route 9, with convenient access to the Massachusetts Turnpike, the property provides exceptional connectivity to Boston, Worcester, and the broader MetroWest market.

The building has undergone significant capital improvements designed to elevate both the tenant experience and overall building performance. Recent upgrades include a fully renovated dramatic glass atrium lobby, modernized common areas, updated restrooms, energy-efficient LED lighting, upgraded HVAC systems, glass railing systems, and refreshed finishes throughout.

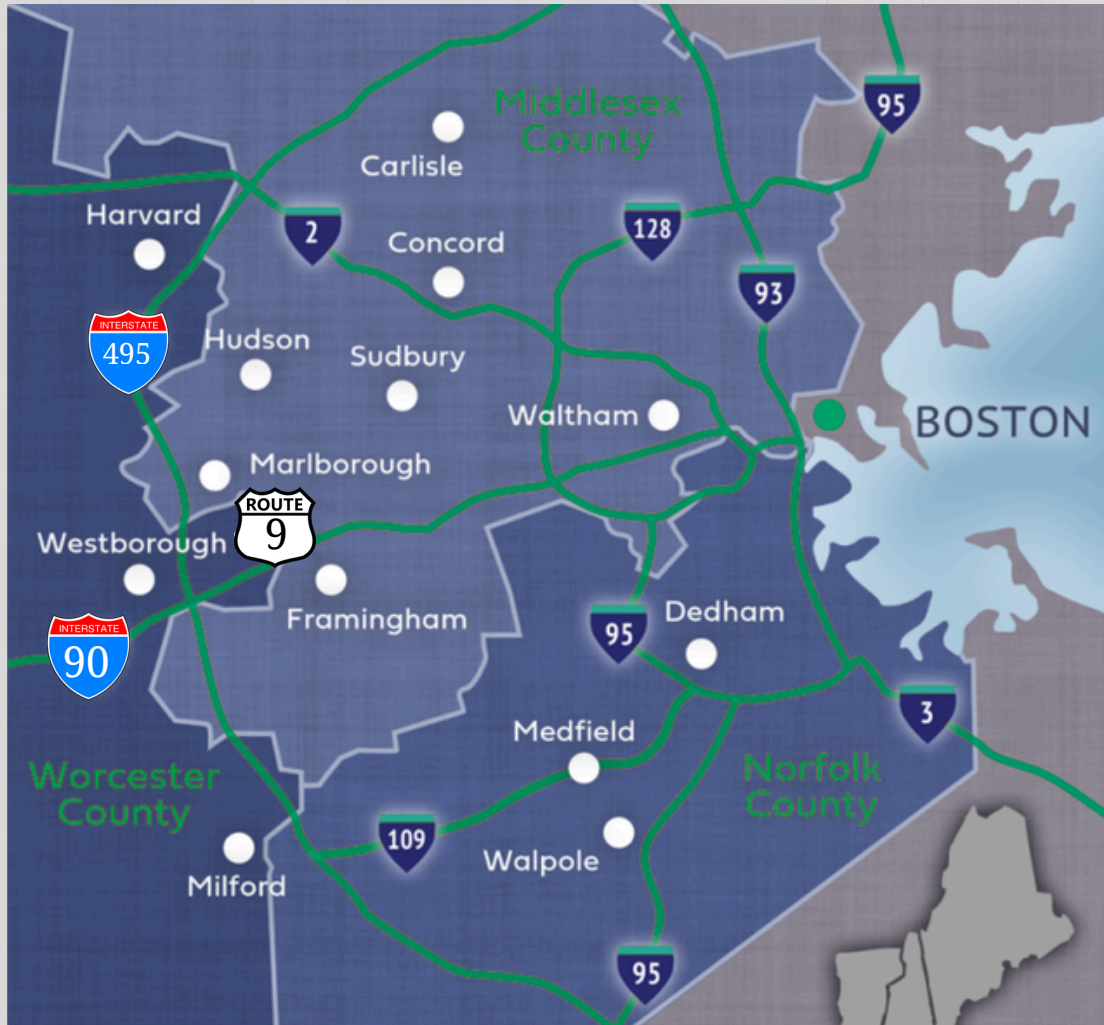
Clients at One Research Drive benefit from a robust amenity package rarely found in the suburban office market. The property features a 140-seat auditorium, executive boardroom and meeting areas, full-service cafeteria with outdoor patio seating, modern fitness center with locker rooms and showers, high-speed wireless internet in common areas, an on-site ATM, and abundant surface parking.

One Research Drive is also home to Boston CoWork, Westborough's premier flexible office solution, offering private offices, scalable team pods, conference rooms, shared amenities, and flexible workspace options for entrepreneurs, consultants, small businesses, and growing companies. This creates a unique environment where companies can start small, grow efficiently, and remain within the same professional Class A setting.

With its modern infrastructure, strong amenity base, flexible workplace options, and immediate access to major highways, One Research Drive stands out as one of MetroWest's premier office destinations – built for companies that want convenience, quality, and room to grow.



# LOCATION



## PROXIMITY TO MAJOR HIGHWAYS

	0.1 MI	1 Mins
	0.3 MI	3 Mins
	0.3 MI	3 Mins

## TRANSPORTATION



13 Mins



21 Mins

## AIRPORTS



30 Mins



35 Mins



30 Mins

Westborough → Worcester 15 Mins  
 Westborough → Boston 35 Mins

# BUILDING SPECIFICATIONS

## SITE DESCRIPTION

<b>Address</b>	1 Research Drive, Westborough, MA
<b>Gross Building Area</b>	284,000 SF
<b>Total Floors</b>	4
<b>Available Space</b>	1 <sup>st</sup> Floor: 15,200 SF contiguous (4,164 SF / 11,035 SF); 3 <sup>rd</sup> Floor: 17,000 SF; 4 <sup>th</sup> Floor: 31,000 SF contiguous (14,158 SF / 17,348 SF)
<b>Land Area</b>	24.884 Acres
<b>Year Built</b>	1981
<b>Parking</b>	1,181 Spaces (4.16 per 1,000SF)
<b>Amenities</b>	Café, Fitness Center, Executive Boardroom, ATM, Breakrooms Outdoor Patio, (140) Seat Auditorium, (4) Trailer Height Loading Docks - A Wing & C Wing

## BUILDING SYSTEMS

<b>Elevators</b>	(5) 2,500lb capacity, 100fpm passenger elevator
<b>HVAC</b>	(4) Three Seasons Cooling Towers w/ Water Source Heat Pump Boxes
<b>Fire / Life Safety</b>	Fully Wet Pipe Sprinkler System
<b>Electrical Provider</b>	National Grid
<b>Electrical Service</b>	(1) 4000Amp Service, 277/480V & (1) 2000Amp Service, 277/480V
<b>Broadband</b>	Spectrum / Verizon FiOS
<b>Telecommunication</b>	Spectrum / Verizon / Crown Castle
<b>Security</b>	24/7 Key Card Access

# EXISTING FLOOR PLANS

1ST FLOOR - 15,000 SF

AVAILABLE SF



2ND FLOOR - 84,000 SF

OCCUPIED SF



3RD FLOOR - 17,000 SF

AVAILABLE SF



4TH FLOOR - 31,000 SF

AVAILABLE SF



# CURRENT TENANT ROSTER



3<sup>rd</sup> FI - 16,000 SF



3<sup>rd</sup> FI - 6,100 SF



4<sup>th</sup> FI - 23,000 SF



4<sup>th</sup> FI - 20,000 SF



JENSEN HUGHES

3<sup>rd</sup> FI - 7,500 SF



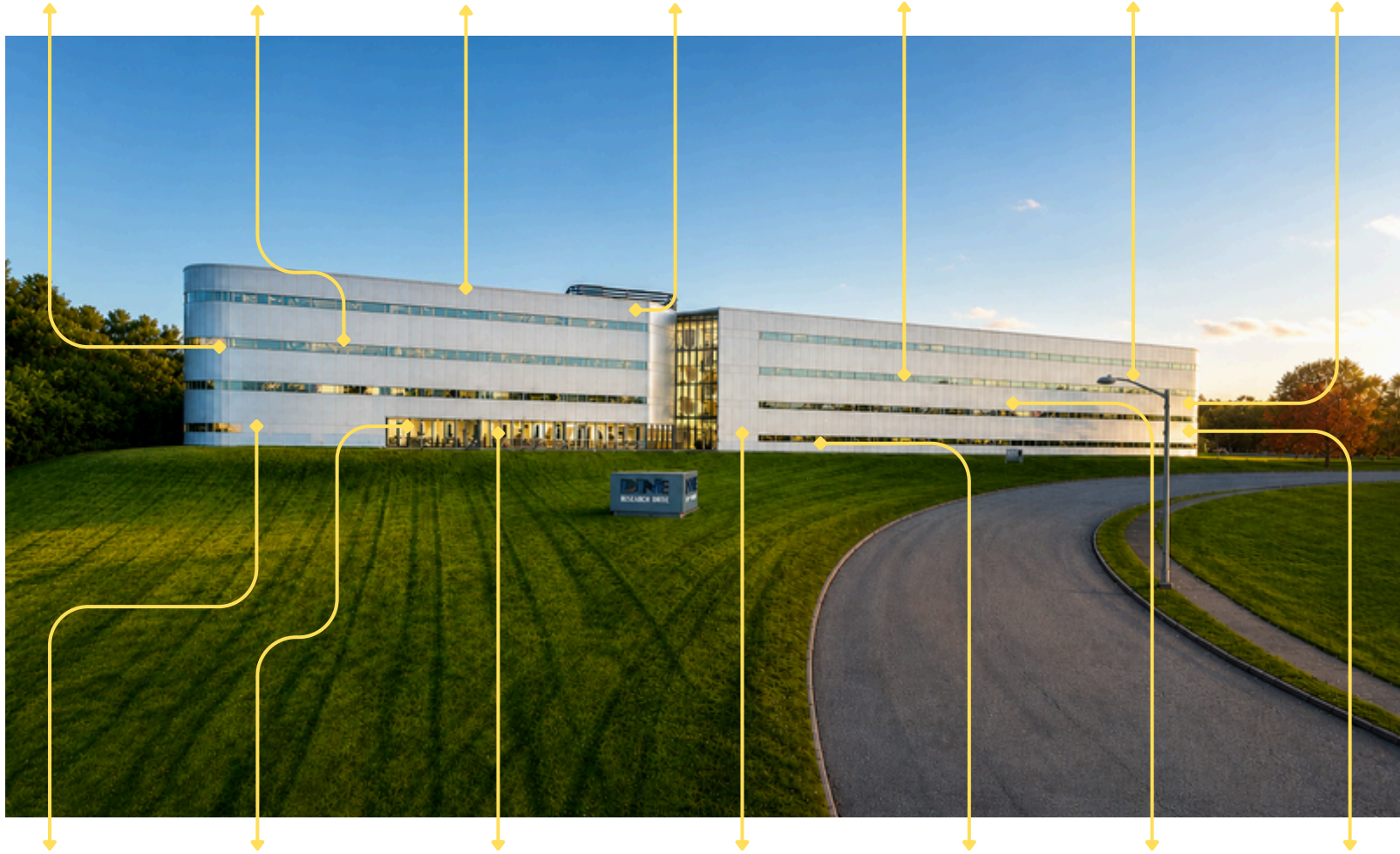
SPECIALTY AUTO

3<sup>rd</sup> FI - 15,500 SF



Arthur J. Gallagher & Co.

3<sup>rd</sup> FI - 8,000 SF



1<sup>st</sup> FI - 2,500 SF



1<sup>st</sup> FI - 15,000 SF



1<sup>st</sup> FI - 7,000 SF



1<sup>st</sup> FI - 11,400 SF



1<sup>st</sup> FI - 500 SF



3<sup>rd</sup> FI - 11,000 SF



2<sup>nd</sup> FI - 84,000 SF

TOWN OF

# Westborough

MASSACHUSETTS

Just 30 miles west of Boston, Westborough, MA is one of MetroWest's most exciting growth markets. Perfectly positioned at the crossroads of I-495, I-90/Mass Pike, and Route 9, Westborough connects companies to Boston, Worcester, Providence, and the entire New England region with ease.

The town is attracting serious momentum across life sciences, healthcare, robotics, clean tech, logistics, enterprise software, and professional services. With a deep talent pool, strong infrastructure, free parking, predictable permitting, and responsive local leadership, Westborough gives companies the access, value, and flexibility they need to grow.

At the heart of it all is One Research Drive – a premier Class A workplace destination built for the next generation of business. With a dramatic renovated glass atrium lobby, full-service cafeteria, modern fitness center with lockers and showers, 140-seat auditorium, abundant parking, and immediate access to Route 9, I-495, and I-90, One Research Drive delivers the kind of workplace experience that helps companies attract talent, energize teams, and scale with confidence.

The property is also home to Boston CoWork, Westborough's premier flexible office solution, offering private offices, scalable team pods, conference rooms, shared amenities, and flexible workspace options for entrepreneurs, consultants, small businesses, and growing companies. Whether a team needs one office, a collaborative pod, or room to expand, One Research Drive provides the flexibility to grow without leaving the building. Beyond the building itself, One Research Drive gives tenants the advantage of being part of a true business community. Employees can start the day with a workout, grab lunch on-site, host clients in a professional conference setting, and access major highways within minutes. It is the kind of environment that supports productivity, convenience, collaboration, and employee retention.

Owned and operated by Ferris Development Group, One Research Drive reflects FDG's hands-on commitment to creating high-quality, tenant-focused environments. Through integrated leasing, asset management, construction, engineering, architecture, and property operations, FDG is not just filling space – we are building momentum. Every improvement, every client relationship, and every leasing strategy is focused on creating long-term value for the property and the community around it.

Westborough offers the rare balance companies and employees are looking for: business access, top schools, safe neighborhoods, open space, trails, retail, dining, and a vibrant town center. From established corporations to growing companies and entrepreneurs, Westborough provides the infrastructure of a major business hub with the character and quality of life of a thriving New England community.

Westborough is not just a place to do business – it is a place to grow, compete, and win!

## MARKET OVERVIEW

# WESTBOROUGH AT A GLANCE



Median Income

**\$134,474**

\*33% higher than MA state average



Population

**23,432**

\*As of 2020 US Census



Major Employers



Retail & Dining



Parks & Recreation



Lake Chauncy



Westborough  
Community Garden

EST. 2009

# FERRIS

## DEVELOPMENT GROUP



David M. Ferris Esq.  
CEO



Brian Charville Esq.  
COO & General Counsel



Ryan O'Toole  
VP Asset Management &  
Leasing



George Bahnan Esq.  
Asst. General Counsel



Eric Norrman  
Asset Management Associate -  
Leasing



Madalyne Chartier  
Property Manager



Chris Champagne  
Head of Construction



Kelsey Orareo  
Project Manager