

2 PARK CENTRAL

2 Park Central Drive, Southborough, MA



2,260-9,244 SF
OFFICE SPACE
FOR LEASE
SOUTHBOROUGH, MA



CAPITAL GROUP
PROPERTIES

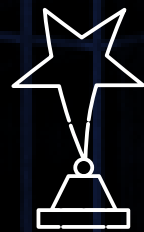
FIRST CLASS OFFICE SPACE

2 Park Central is a 50,000 SF three-story class A office building conveniently located at the intersection of Route 9 and Route 495 in Southborough, Massachusetts. Ideally located within 35 minutes of Boston and Logan International Airport, the building is also surrounded by a variety of retail, restaurant and hotel options. With immediate availability and impressive onsite amenities, 2 Park Central is the perfect opportunity for any office user.

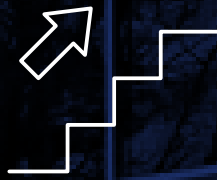
OPPORTUNITY HIGHLIGHTS



Onsite fitness center with shower facilities



Renowned building ownership



Recently renovated two-story atrium lobby



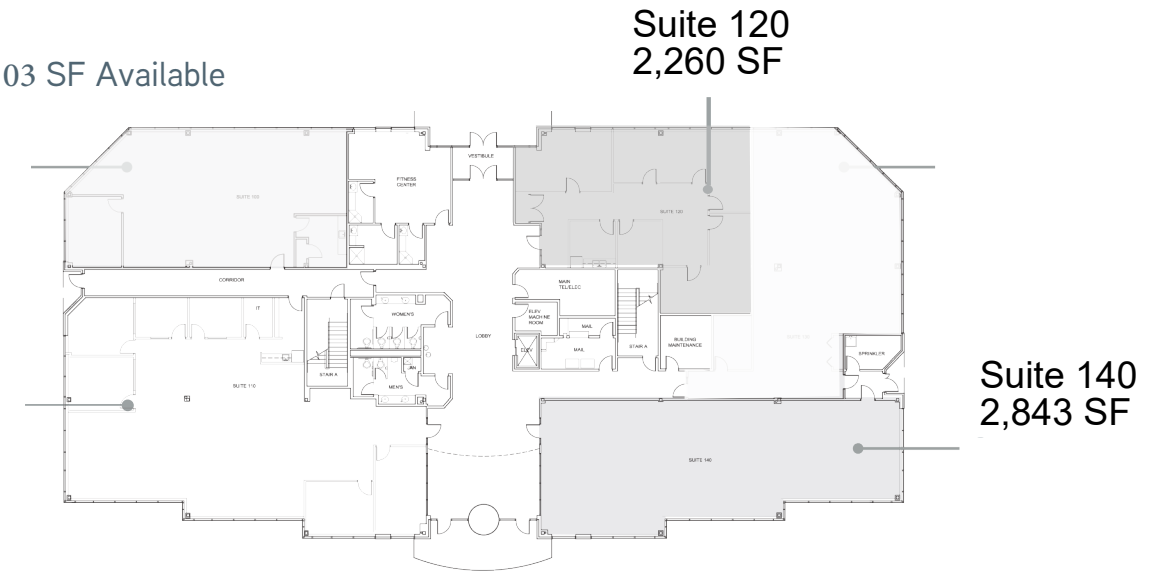
Onsite parking



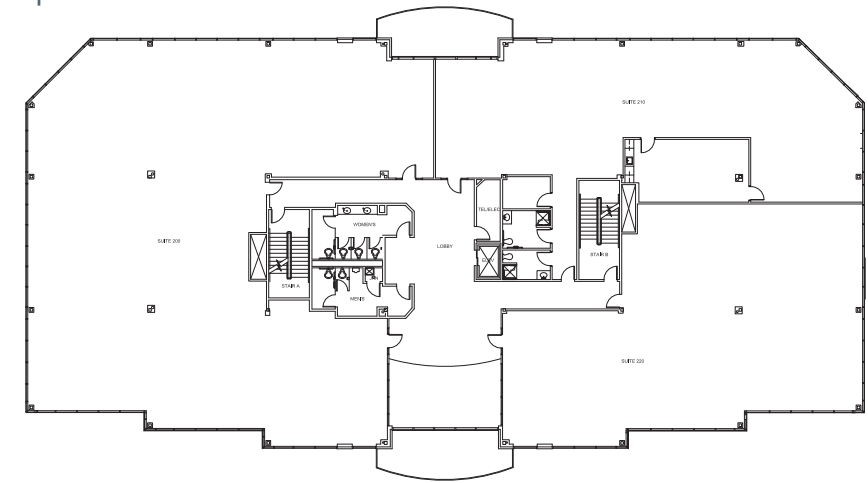
Direct access to Route 9 and Route 495

FLOOR PLANS

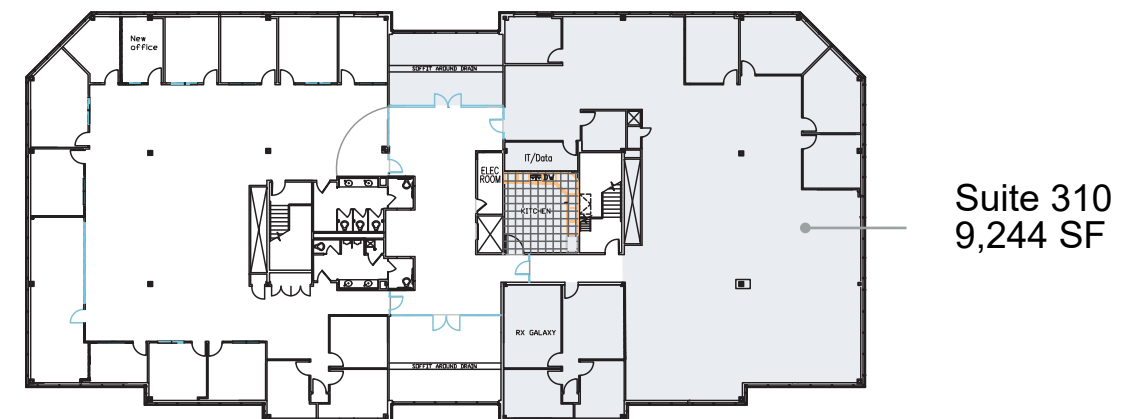
FIRST FLOOR | 5,103 SF Available



SECOND FLOOR | No Space Available



THIRD FLOOR | 9,244 SF Available



BUILDING SPECIFICATIONS

BUILDING SIZE	50,000 SF subdividable to 2,260 SF
AVAILABLE SPACE	1st Floor: Suite 120-2,260 SF Suite 140-2,843 SF 3rd Floor: Suite 310-9,244 SF
PARKING	3.5/1,000 SF
POWER	3000 amps, 480/277v, 3ph



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