



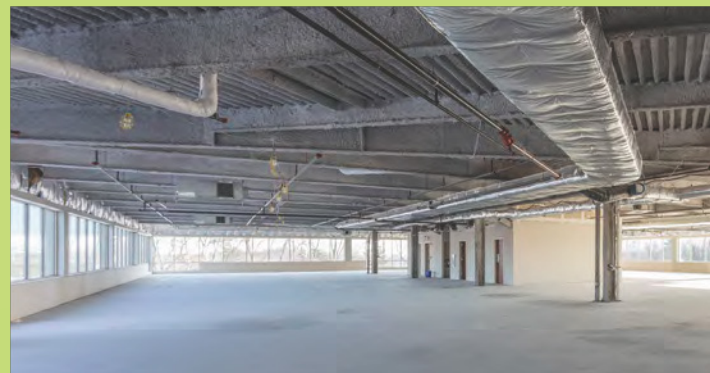
1900

WEST PARK DRIVE

— WESTBOROUGH, MA —

CREATE YOUR VISION





900 West Park Drive

900 West Park Drive is a 192,230 SF office building within the highly-sought after Westborough Office Park. This trophy asset is the perfect opportunity for any company looking to take center stage in Greater Boston's dynamic Metrowest region.

The ideal corporate headquarters opportunity, 900 West Park Drive features vast, open floor plates, an expansive window line, new HVAC, and a parking ratio of 4.2/1,000 SF.



900 WEST PARK DRIVE

BUILDING SPECIFICATIONS

Building Size	±192,230
Acreage	±20.60
Parking	799
Parking Ratio	4.2 spaces per 1,000 SF
Utilities Electricity Gas Water & Sewer	National Grid Eversource Town
Bathrooms	Eighteen Total; Six (6) on the 1st Floor; Four (4) each Floors 2 through 4
Power	4,000 Amps
Loading	One (1) Tailboard height loading dock
HVAC	Four (4) - 120 Ton Trane RTU's installed in 2022
Clear Height	12'-6" Slab to Steel
Fire Protection	Fully Sprinklered
Live Floor Load	100 lbs psf
Elevators	Four (4) - 3,500 lb capacity Schindler Hydraulic Passenger Elevators
Life Safety	Dedicated Diesel Generator Life Safety Emergency Power

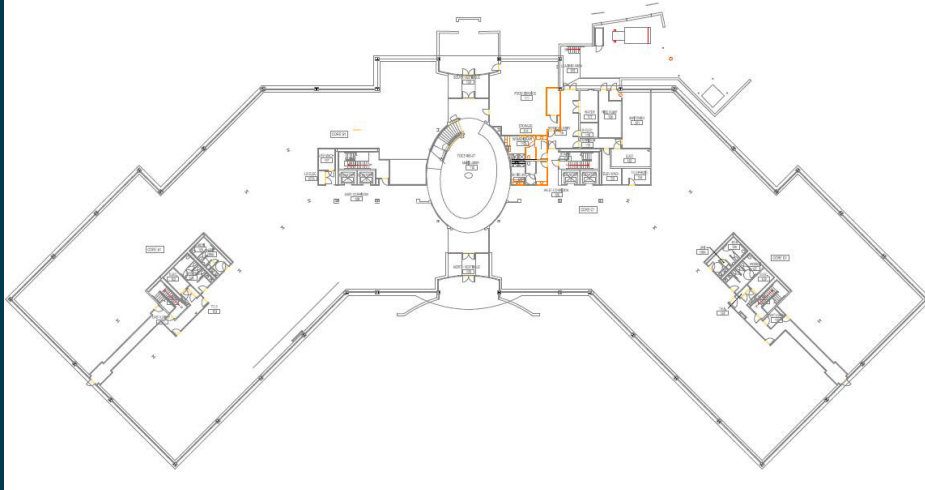
900 WEST PARK DRIVE



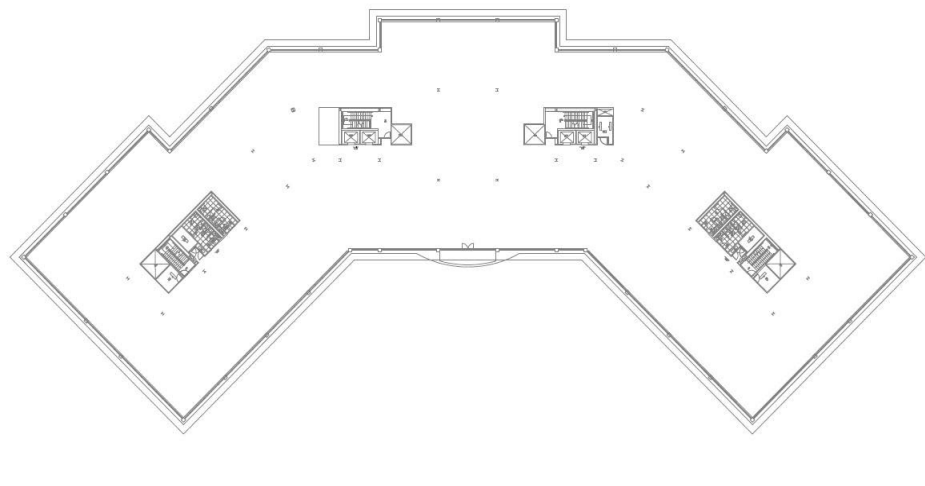
900 WEST PARK DRIVE

AS-BUILT FLOOR PLANS

Floor Plan
Ground Floor 1

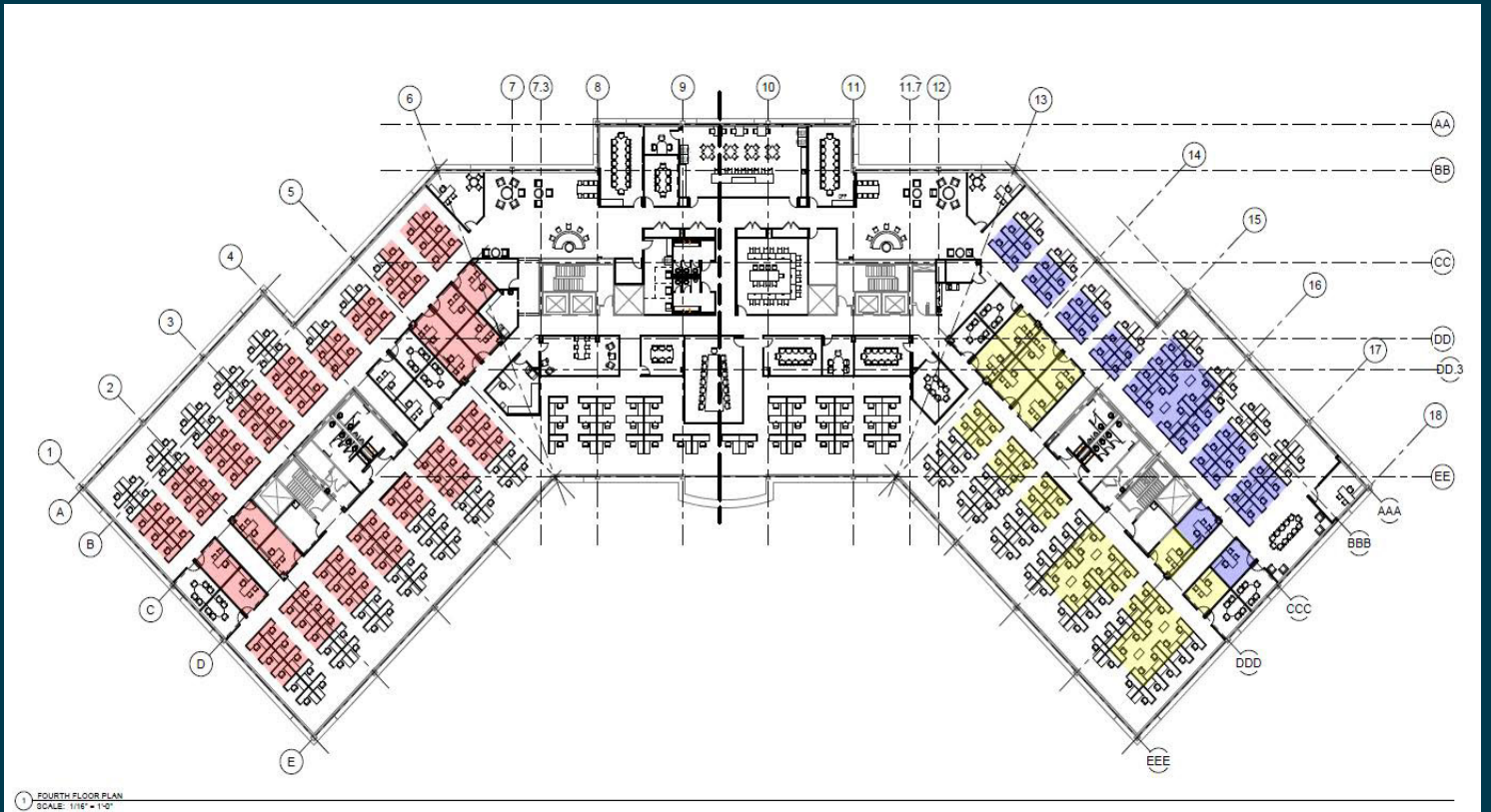


Floor Plan
Ground Floor 4



900 WEST PARK DRIVE

CONCEPTUAL FLOOR PLAN





900 West Park Drive is conveniently located at the interchange of Route 9 and I-495 and less than two miles from the Mass Pike. Set high on a hill and visible from Route 9, the building provides vast, 360-degree views. The property also benefits from the surrounding dynamic business community, with innovative, life science and service related companies such as Olympus, BNY Mellon, UMass, Astellas and eClinicalWorks all within close proximity.

For more information, please contact:

Phil DeSimone
617 721 6466
Desimone@kelleher-sadowsky.com

Tom Bodden
774 214 6225
Bodden@kelleher-sadowsky.com

Andrew Sherman
860 748 2822
Sherman@kelleher-sadowsky.com

Jim Umphrey
508 759 6080
Umphrey@kelleher-sadowsky.com

