



WESTBORO EXECUTIVE PARK

110, 112, 114 TURNPIKE ROAD



INTRODUCING WESTBORO EXECUTIVE PARK:

Kelleher & Sadowsky is pleased to present Westboro Executive Park, a three-building Class A office park totaling 217,288 square feet.

Westboro Executive Park boasts multiple amenities including on-site property management, a brand-new board room

with 40-person capacity, cafe, and fitness center. Ample parking is available with a ratio of 3.96/1,000 SF. In the immediate area are quality restaurants, hotels, and daycare facilities.

Located in the heart of MetroWest region, the office park offers prominent frontage on

FIRST-CLASS METRO-WEST OFFICE BUILDINGS.

Route 9 and is easily accessible to I-495 and the Massachusetts Turnpike (I-90). Access to major highways and the area's deep talent pool are two of the main drivers for why prominent companies such as Amazon, Astellas, Marvell, eClinicalWorks, Olympus, State Street and Morgan Stanley choose to

locate in Westboro.

There is space available for lease to meet a variety of needs. Please call us today for more information!

110 TURNPIKE ROAD



PARK AMENITIES

Property Management:
On-site in 112 Turnpike Road

Conference Space:
Brand-new board room with presentation capabilities. Seats up to 40 people.

Fitness Center:
Offers treadmills, a cross trainer as well as multi-station and free-weight machines.



BUILDING SPECIFICATIONS

Building Description:
71,939 SF on three floors. Built in 1987.

Architectural Consultant:
Walsh/Cochis Associates Inc.

Construction:
Steel frame, brick veneer, aluminum-framed window walls

Parking Ratio:
3.96/1,000 SF

Elevator Specs:
Two passenger

Building Access Control:
24/7 card key

Lockers/Showers:
Shower in first-floor restrooms

Electric System Description:
Pro-rata share. 480 Amps, 277 Volts, 3-phase

HVAC System Descriptions:
2002 building automation system. 230-ton AC system supplied by McQuay RTU/VAV box system. Gas-fired boiler with perimeter base board heat.

Building Telecommunications System Provider:
Fiber optic provided by Verizon

Gas/Electric Service Providers:
Eversource/National Grid

Lighting:
Energy-efficient T-8
Common area LED lighting retrofit completed in Q2 2021

Water/Sewer:
Town of Westborough

Sustainability:
ENERGY STAR® Certified

112 TURNPIKE ROAD

PARK AMENITIES

Property Management:
On-site in 112 Turnpike Road

Conference Space:
Brand-new board room with presentation capabilities. Seats up to 40 people.

Fitness Center:
Offers treadmills, a cross trainer as well as multi-station and free-weight machines.



BUILDING SPECIFICATIONS

Building Description:
72,933 SF on three floors. Built in 1982.

Architectural Consultant:
Walsh/Cochis Associates Inc.

Construction:
Steel frame, brick veneer, aluminum-framed window walls

Parking Ratio:
3.96/1,000 SF

Elevator Specs:
Two passenger

Building Access Control:
24/7 card key

Lockers/Showers:
Shower in first-floor restrooms

Electric System Description:
Pro-rata share. 480 Amps, 277 Volts, 3-phase

HVAC System Descriptions:
2002 building automation system. 210-ton AC system supplied by McQuay RTU/VAV box system. Gas-fired boiler with perimeter base board heat.

Building Telecommunications System Provider:
Fiber optic provided by Verizon

Gas/Electric Service Providers:
Eversource/National Grid

Lighting:
Energy-efficient T-8
Common area LED lighting retrofit completed in Q2 2021

Water/Sewer:
Town of Westborough

Sustainability:
ENERGY STAR® Certified



114 TURNPIKE ROAD



PARK AMENITIES

Property Management:
On-site in 112 Turnpike Road

Conference Space:
Brand-new board room with presentation capabilities. Seats up to 40 people.

Fitness Center:
Offers treadmills, a cross trainer as well as multi-station and free-weight machines.



BUILDING SPECIFICATIONS

Building Description:
72,584 SF on three floors. Built in 1985.

Architectural Consultant:
Walsh/Cochis Associates Inc.

Construction:
Steel frame, brick veneer, aluminum-framed window walls

Parking Ratio:
3.96/1,000 SF

Elevator Specs:
Two passenger

Building Access Control:
24/7 card key

Lockers/Showers:
Shower in first-floor restrooms

Electric System Description:
Pro-rata share. 480 Amps, 277 Volts, 3-phase

HVAC System Descriptions:
2002 building automation system. 230-ton AC system supplied by McQuay RTU/VAV box system. Gas-fired boiler with perimeter base board heat.

Building Telecommunications System Provider:
Fiber optic provided by Verizon

Gas/Electric Service Providers:
Eversource/National Grid

Lighting:
Energy-efficient T-8
Common area LED lighting retrofit completed in Q2 2021

Water/Sewer:
Town of Westborough

Sustainability:
ENERGY STAR® Certified, WELL Certified



WITHIN **5** MINUTES

26 RESTAURANTS

FITNESS CENTERS **12**

7 HOTELS

COFFEE SHOPS **12**

CORPORATE

RETAIL

RESTAURANTS

HOTELS

WESTBORO EXECUTIVE PARK

110, 112, 114 TURNPIKE ROAD

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