



ONE
TECHNOLOGY DRIVE
WESTBOROUGH, MA

Exceptional Quality with an Unparalleled Location





BUILDING HIGHLIGHTS

Year Built/Renovated:
1999/2022

Number of Stories:
Three

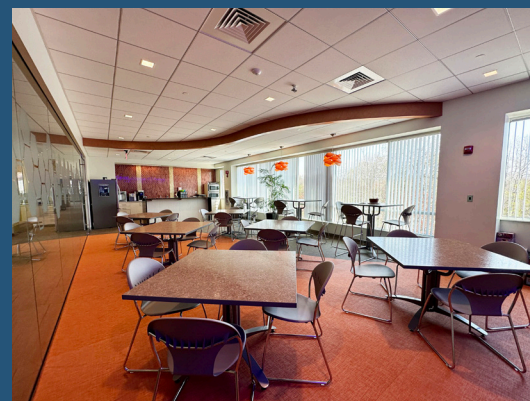
Parking Spaces:
3.7 Spaces per 1,000 SF

Fully Furnished Plug & Play Space Available:
9,927 SF Available

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

- 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

Extended Stay America

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

Sonesta Suites

- Hampton Inn
- Extended Stay America
- Owen O'Leary's

Extended Stay Suites

- Labcorp
- Daycare

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DoubleTree Hotel

eClinicalWorks

Olympus

Astellas

Eversource



Courtyard by Marriott

Starbuck's

Cumberland Farms
Nan's Kitchen & Market

Red Roof Inn

UMass

495

ONE TECHNOLOGY DRIVE, WESTBOROUGH MA

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



For More Information Contact:

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