

FOR LEASE

115/117

FLANDERS ROAD

WESTBOROUGH, MA



7,835 - 35,493 SF AVAILABLE
SINGLE STORY FLEX & OFFICE/LAB SPACE



CONNECTICUT RIVER
CAPITAL

CBRE

On behalf of Connecticut River Capital, CBRE is pleased to present this exciting opportunity to lease 115 & 117 Flanders Road in Westborough, Massachusetts. 115 & 117 Flanders are comprised of first class office, lab and flex space totaling 115,231 SF between two buildings.

115 & 117 Flanders are located at the confluence of the New England region's principal roadways, Interstate 495, the Mass Pike (Interstate 90) and Route 9. Many premier companies are located in the submarket due to its superior access and central location, which allow them to draw upon the highly skilled workforce for which New England is known. Corporate neighbors in Westborough include TJX Companies, Park Place Technologies, Marvell, GE Healthcare, Ameresco, Liberty Mutual, Dell EMC, Ken's and Verizon.



FIRST CLASS

Lab & Flex Space



EXISTING LAB

Infrastructure



SUPERIOR ACCESS

Premier Corporate Neighbors

TIME TO FLEX

SERVING FLEX TENANTS IN THE MARKET



115 FLANDERS ROAD



HIGHLIGHTS

- + **Year Built/Renovated:** 1985/2013
- + **Gross Building Area:** 64,556 SF
- + **Available Space:**
 - Suite A: 7,835 SF office/flex space
 - Suite B: 9,180 SF office/flex space
 - Suite C: 9,373 SF office space
- + **Number of Floors:** Two
- + **Land Area:** 13.30 acres
- + **Parking:** 3.55/1,000 SF (229 total spaces)
- + **Roof:** Ballasted Firestone EPDM
(two-story section was replaced in 2004)
- + **Clear Height:** 15'7"

BUILDING SYSTEMS

- + **Elevator(s):** One Delta/Beck with hydraulic elevator rated at 3,500 lbs.
- + **Life Safety:** Fully sprinklered
- + **Utilities**
 - **Electrical:** National Grid
 - **Gas:** Eversource
 - **Sanitary Water:** City of Westborough
 - **Telephone:** Verizon

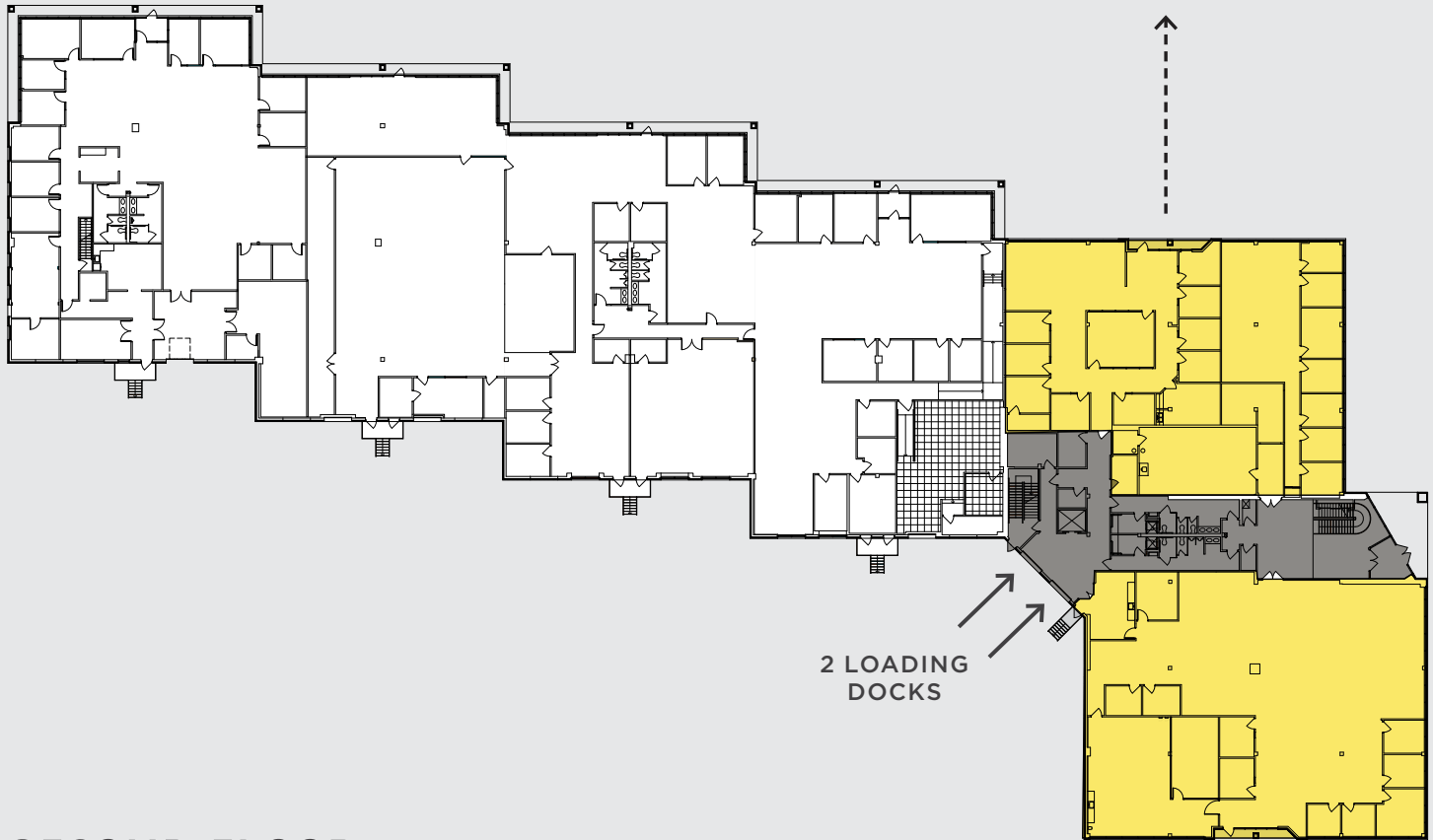
UNLIMITED POSSIBILITIES

FIRST FLOOR

AVAILABLE

Suite A: 7,835 SF office/flex space

Suite B: 9,180 SF office/flex space



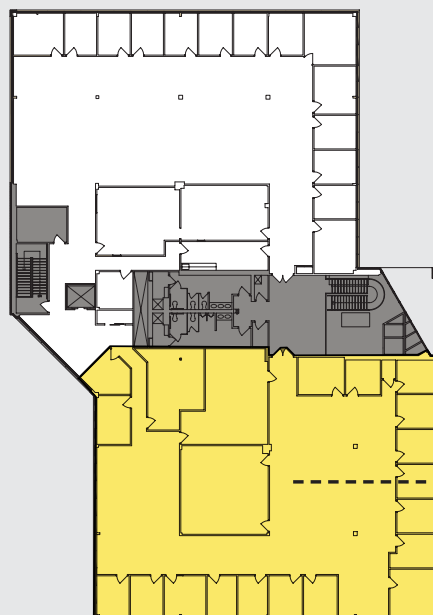
SUITE A
7,835 SF OFFICE/FLEX SPACE
AVAILABLE

2 LOADING
DOCKS

SECOND FLOOR

AVAILABLE

Suite C: 9,373 SF office space



SUITE B
9,180 SF OFFICE/FLEX SPACE
AVAILABLE

SUITE C
9,373 SF OFFICE SPACE
AVAILABLE



117 FLANDERS ROAD



HIGHLIGHTS

- + **Year Built:** 1987
- + **Gross Building Area:** 50,675 SF
- + **Available Space:** 35,493 SF
- + **Land Area:** 13.54 acres
- + **Parking:** 3.55/1,000 SF (180 total spaces)
- + **Roof:** Ballasted Firestone EPDM
- + **Clear Height:** 13'8"

BUILDING SYSTEMS

- + **Electrical:** 500 KV transformer feeds the 800 Amp, 480/277 Volt, three-phase service
- + **Life Safety:** Fully sprinklered
- + **Utilities**
 - **Electrical:** National Grid
 - **Gas:** Eversource
 - **Sanitary Water:** City of Westborough
 - **Telephone:** Verizon

UNLIMITED POSSIBILITY

SUPERIOR ACCESS



CONTACT US

JOHN LASHAR

Vice Chairman
+1 617 439 7887
john.lashar@cbre.com

DANIELLE FRISCH

Vice President
+1 781 964 0575
danielle.frisch@cbre.com

KENDALL LYNCH

Senior Associate
+1 781 812 6435
kendall.lynych@cbre.com

JULIANA FIORE

Associate
+1 781 801 3423
juliana.fiore@cbre.com

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