

mtP  
@nickerson

Innovate. *Elevate.*  
Collaborate.



# Campus Amenities

**Marlborough Technology Park offers a modern environment with all the amenities today's companies need to retain and recruit top talent**

Situated in one of Greater Boston's strongest business communities, Marlborough Technology Park offers 584,648 SF of Class A office space spread across a 57-acre pastoral campus. The park is conveniently located offering easy access to major routes, including Interstate 495, Route 20, the Mass Pike (Interstate 90), public transportation and a strong surrounding labor market.

The park is in the heart of Marlborough and benefits from proximity to many restaurants and retail amenities including The APEX Center. The community's forward-thinking leadership has led to improved retail, exciting dining and entertainment.



On-site property management



Collaborative media room, coffee lounge and game room



Walking trails



Walking distance to numerous retail and restaurant locations



Multi-purpose conference center



State-of-the-art fitness center with full-service locker rooms and yoga room





# Area Amenities

## 1. APEX CENTER

Chick-Fil-A	Fairfield Inn & Suite by Marriot	Friendly's	Dellaria Salons
Hyatt Regency	Evvia Trattoria	Hot Table Panini	Pro Clean Auto Wash
B.Good	Dalla Nails & Spa	Muse Paintbar	Sports Clips
Bank of America	Protein House	Half Axe	Pro Clean Car Wash
TITLE Boxing	Qdoba Mexican Eats	Oxford Smiles	110 Grill
		Euorpean Wax Center	

## 2. RK CENTRE

Panera	McDonalds	Subway
Embassy Suites by Hilton	Hannaford	Chipotle
Office Max	Starbucks	Longhorn Steakhouse
Five Guys	Boston Market	
	Planet Fitness	

## 3. MARLBOROUGH HILLS

Hilton  
Whole Foods  
Quest Diagnostics  
Avalon Bay  
Communities  
BLVD Kitchen & Bar

WITHIN 5 MILES...

NEWMARK

**6,174**  
MULTI-FAMILY  
RESIDENTS

**184**  
RESTAURANTS

**8M SF**  
RETAIL STORES

**2**  
ART GALLERIES

**17**  
FITNESS STUDIOS

**24**  
HOTEL/LODGES



Surrounded by  
restaurants, shopping  
and entertainment all  
within a **2-7 minute drive**



# Well Connected.

The park is located in the heart of Marlborough offering convenience to major routes, including Interstate 495, Route 20, Mass Pike, public transportation and a strong surrounding labor market.

The community's forward-thinking leadership has led improved retail, exciting dining and entertainment options, and renovated municipal infrastructure including walkable proximity to the APEX Center and RK Centre.

## CORPORATE NEIGHBORS

Marlborough Technology Park is within close proximity to many prestigious and growing corporations.

**Raytheon**

**BJ's**

WELLINGTON  
MANAGEMENT

**amazon**

**optos**

**moderna**

**HOLOGIC**

**TJX**

**Boston  
Scientific**

**DOW**

**cytiva**

**Quest  
Diagnostics**

**athena diagnostics**

**KEN'S**

**SPECTRUM  
CONTROL**



## WITHIN 5 MILES...

**7,031**  
PEOPLE  
WORK IN THE  
PROFESSIONAL/  
SCIENTIFIC/TECH  
SERVICES

**7,076**  
PEOPLE WORK IN  
THE HEALTHCARE  
INDUSTRY

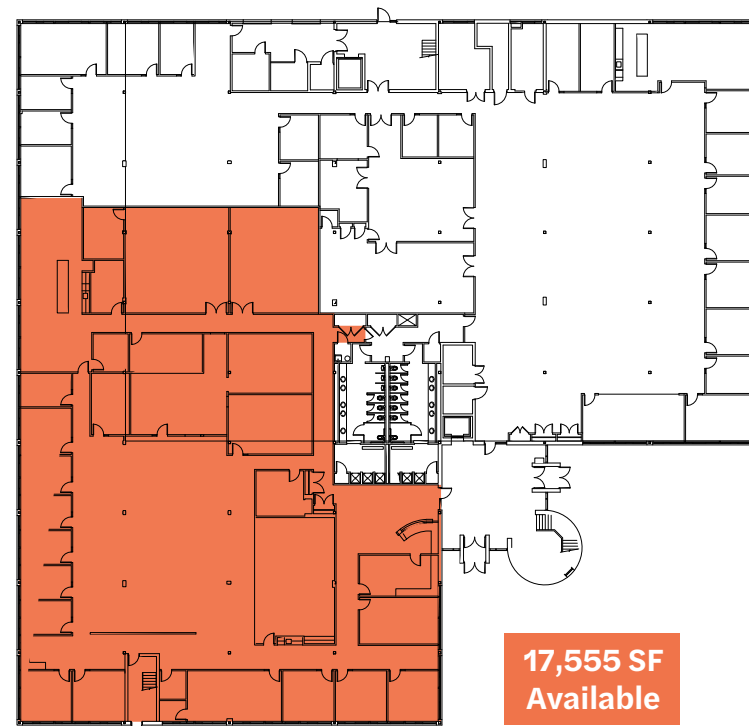
**50%**  
OF RESIDENTS  
HAVE BACHELOR  
DEGREES OR  
HIGHER



# 100 Nickerson Road

SIZE	73,238 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1983
YEAR RENOVATED	2007
PARKING	281 spaces
ELEVATORS	One hydraulic passenger, one hydraulic freight
LOADING DOCKS	Tailboard-height loading dock facilities
HVAC	Heat pump-based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1,800 amps, 480/277 volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with auto-notification to fire department, 100% sprinklered
SECURITY	Automatic door locking systems, card access

FLOOR 1



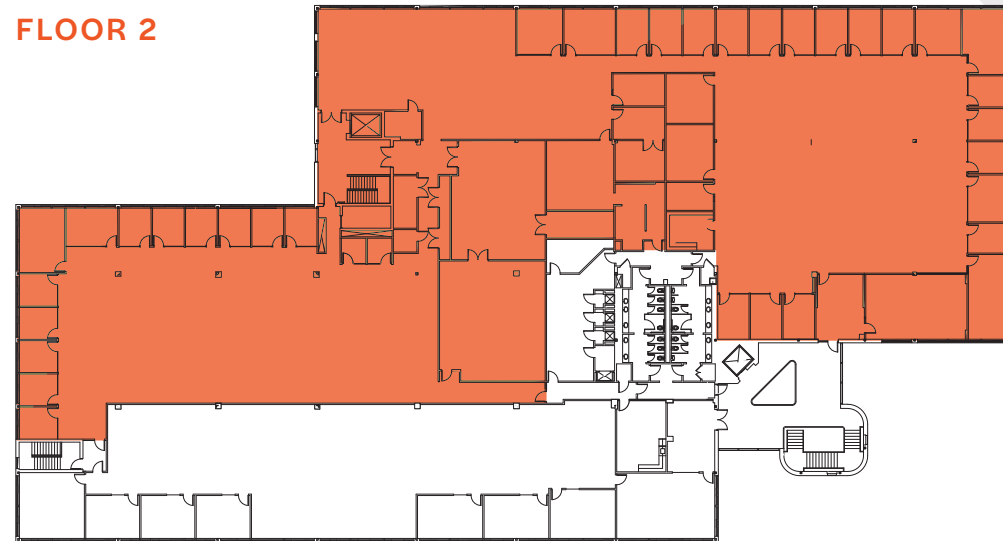


# 200 Nickerson Road

SIZE	67,071 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1983
YEAR RENOVATED	2007
PARKING	290 (seven handicap)
ELEVATORS	One hydraulic passenger and one hydraulic freight
LOADING DOCKS	Tailboard-height loading dock facilities
HVAC	Heat pump based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1800 Amps 480/277 Volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered
SECURITY	Automatic door locking systems/ card access
AMENITIES	Full-service cafeteria, conference center and fitness center

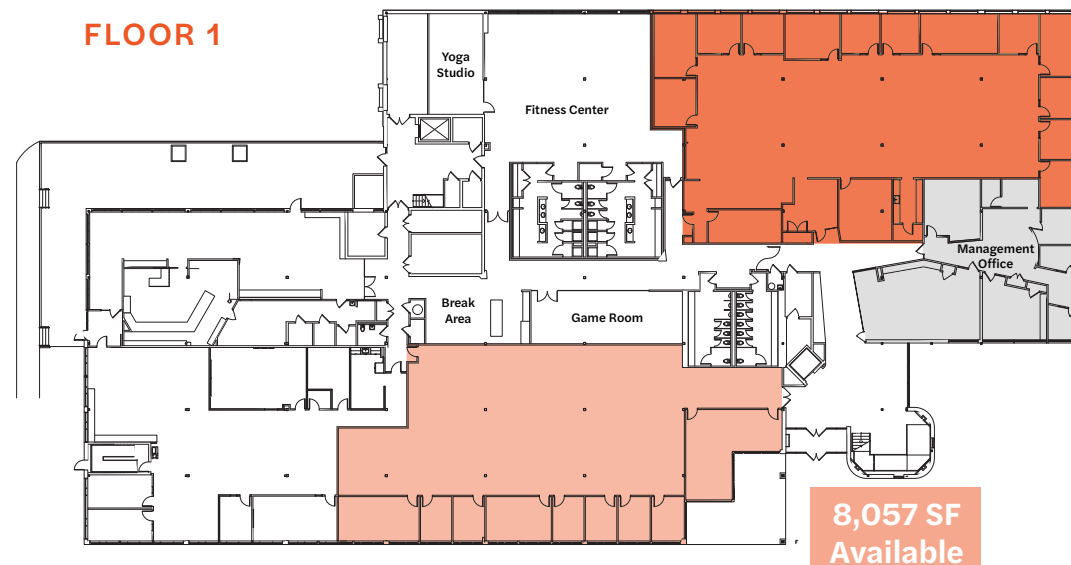
FLOOR 2

31,277 SF  
Available



FLOOR 1

9,563 SF  
Available



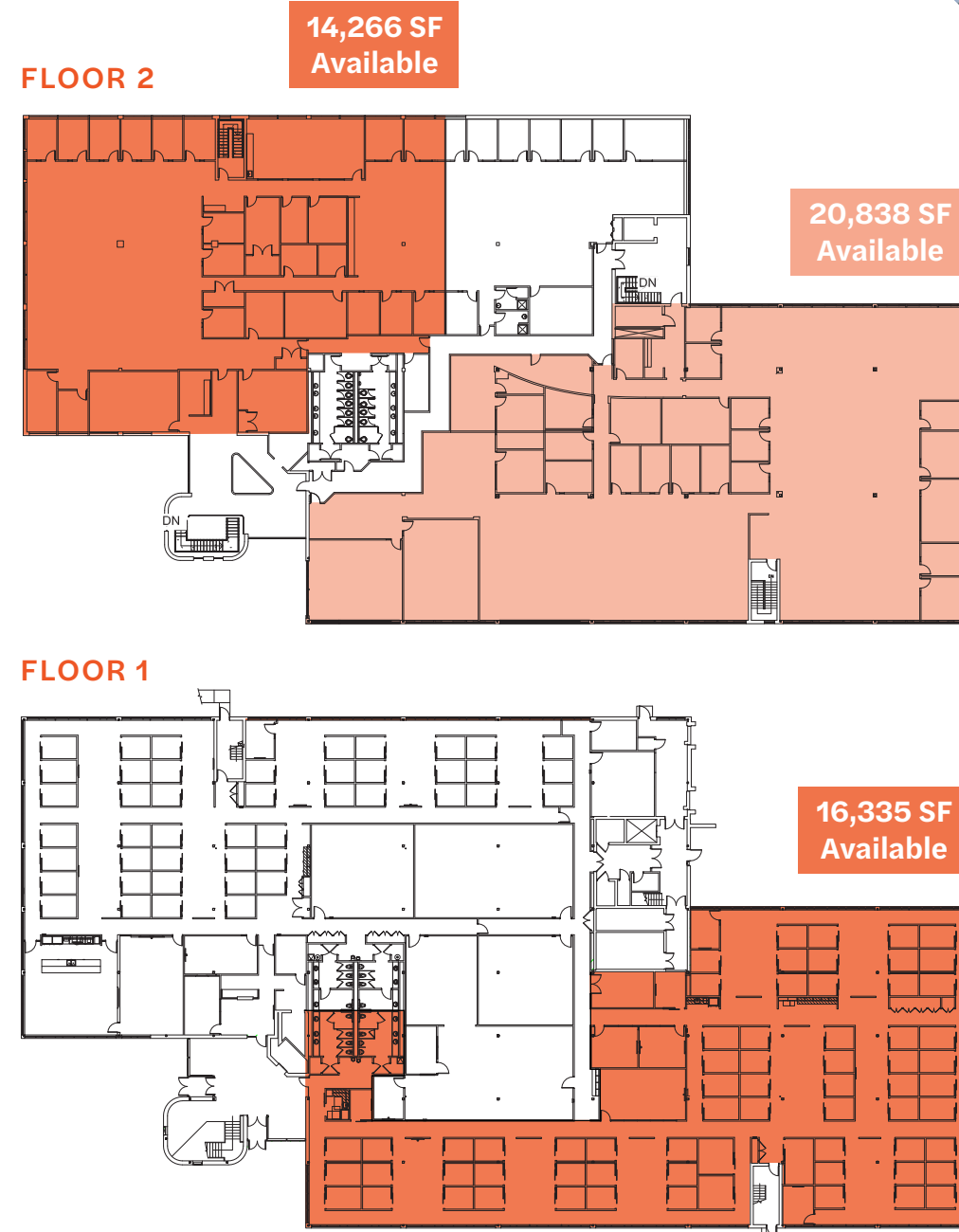
8,057 SF  
Available





# 300 Nickerson Road

<b>SIZE</b>	80,724 SF
<b>NUMBER OF FLOORS</b>	Two
<b>YEAR BUILT</b>	1984
<b>PARKING</b>	267
<b>ELEVATORS</b>	1 passenger and 1 freight
<b>LOADING DOCKS</b>	Two (2) tailboard height loading docks
<b>HVAC</b>	Heat pumped based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
<b>ELECTRIC</b>	1,800 amps 480/277 volt
<b>TELECOMMUNICATIONS</b>	Service provided by Verizon – Fiber available
<b>FIRE/LIFE SAFETY</b>	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered



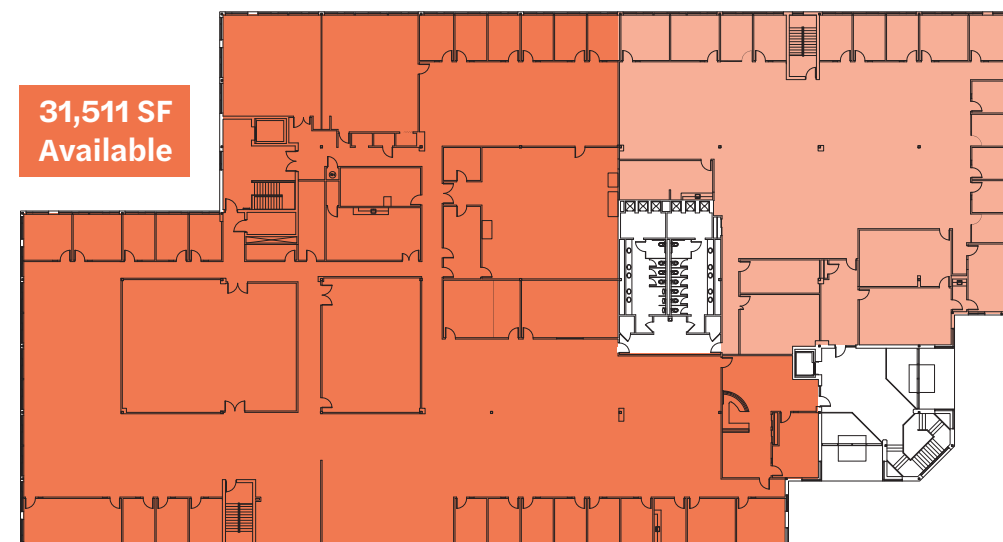


# 400 Nickerson Road



<b>SIZE</b>	86,331 SF
<b>NUMBER OF FLOORS</b>	Two
<b>YEAR BUILT</b>	1985
<b>YEAR RENOVATED</b>	2007
<b>PARKING</b>	318 (seven handicap)
<b>ELEVATORS</b>	One hydraulic passenger and one hydraulic freight
<b>LOADING DOCKS</b>	Tailboard-height loading dock facilities
<b>HVAC</b>	Heat pump based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
<b>ELECTRIC</b>	1800 Amps 480/277 Volt
<b>TELECOMMUNICATIONS</b>	Service provided by Verizon – Fiber available
<b>FIRE/LIFE SAFETY</b>	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered
<b>SECURITY</b>	Automatic door locking systems/ card access

FLOOR 2



31,511 SF  
Available

11,988 SF  
Available



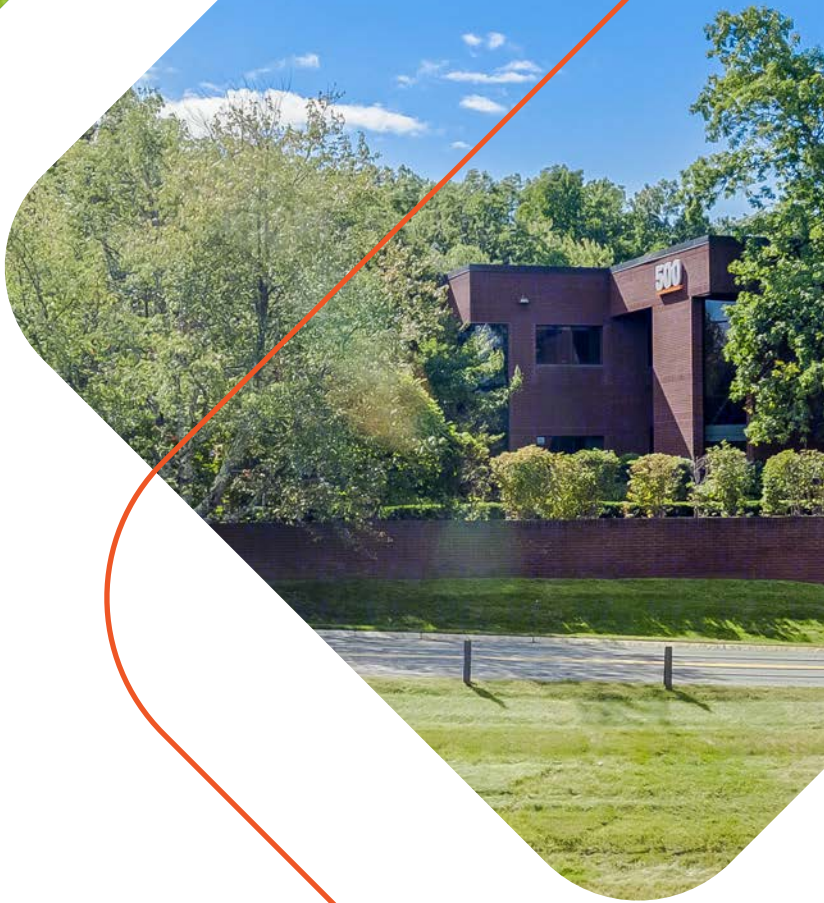
# 500 Nickerson Road



500

SIZE	82,423 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1986
YEAR RENOVATED	2007
PARKING	278
ELEVATORS	1 passenger and 1 freight
LOADING DOCKS	One (1) tailboard height loading dock
HVAC	Heat pumped based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1,800 amps 480/277 volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered
SECURITY	Automatic door locking systems/ card access

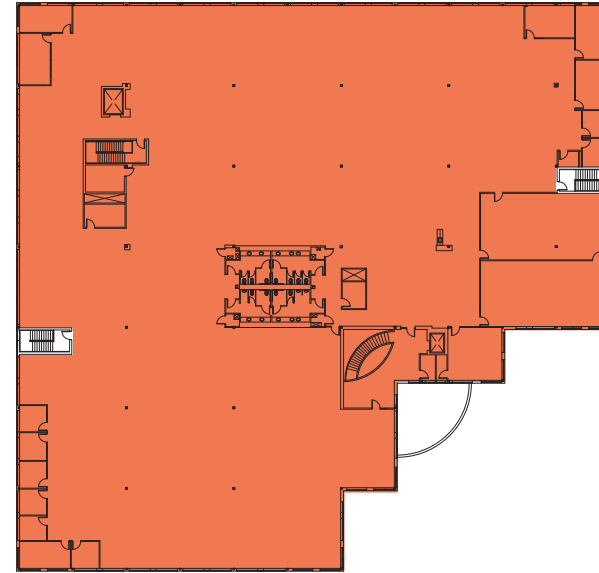
FLOOR 1





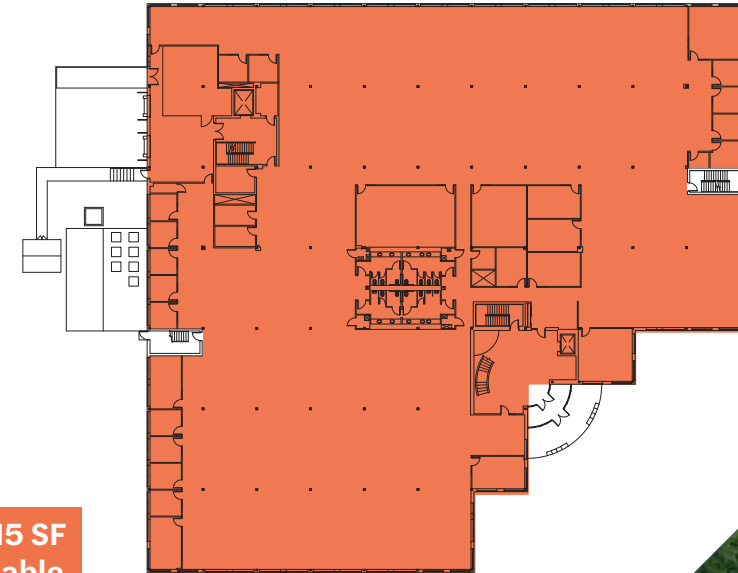
# 600 Nickerson Road

FLOOR 2



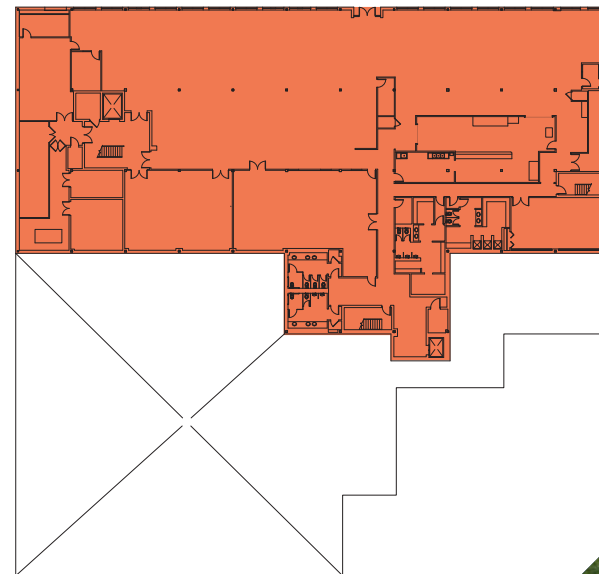
42,163 SF  
Available

FLOOR 1



44,322 SF  
Available

LOWER LEVEL



16,615 SF  
Available

SIZE	103,100 SF Expandable by 32,400 SF
NUMBER OF FLOORS	Three
YEAR BUILT	1985
YEAR RENOVATED	2007
PARKING	339 spaces
ELEVATORS	Two hydraulic passenger elevators
LOADING DOCKS	Two tailboard-height loading docks
HVAC	Heat pump-based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	4000 amps, 480/277 volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with auto-notification to fire department, 100% sprinklered
SECURITY	Automatic door locking systems, card access
AMENITIES	Full-service cafeteria, fitness center with locker room

NEWMARK



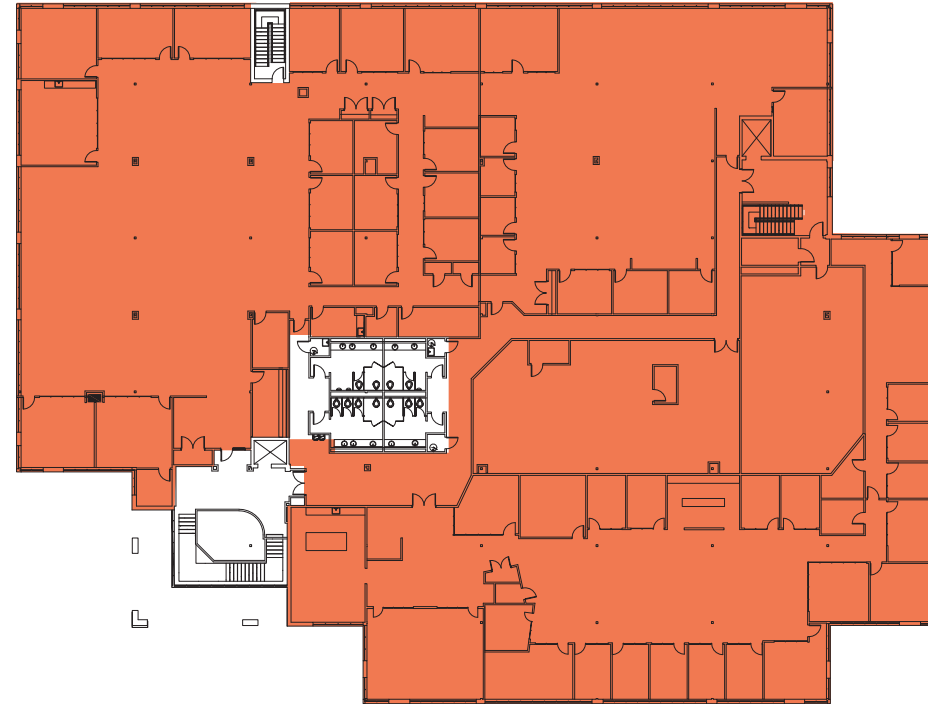
RENDERING  
Expandable by 32,400 SF



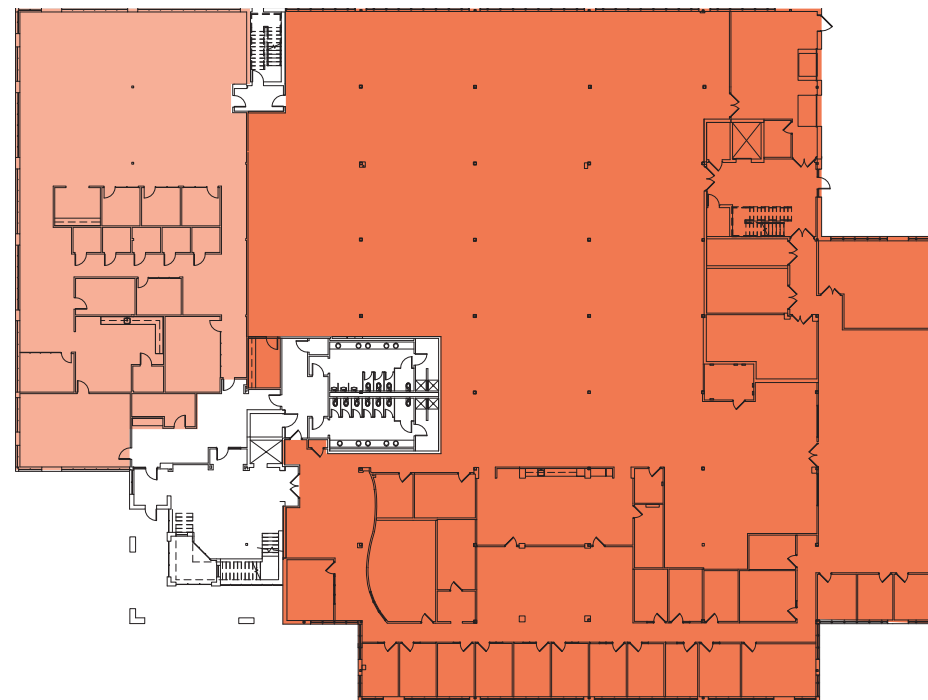
# 700 Nickerson Road

<b>SIZE</b>	77,531 SF Expandable by 13,650 SF
<b>NUMBER OF FLOORS</b>	Two
<b>YEAR BUILT</b>	1986
<b>YEAR RENOVATED</b>	2007
<b>PARKING</b>	278 (five handicap)
<b>ELEVATORS</b>	One hydraulic passenger and one hydraulic freight
<b>LOADING DOCKS</b>	Tailboard-height loading dock facilities with direct access to receiving area and freight elevator
<b>HVAC</b>	Heat pump based system with roof-mounted cooling tower and gasfired boiler controlled by digital energy management system
<b>ELECTRIC</b>	4000 Amp 480/277 Volt.
<b>TELECOMMUNICATIONS</b>	provided by Verizon – Fiber available
<b>FIRE/LIFE SAFETY</b>	Fully automatic fire alarm system, with auto-notification to fire department. 100% sprinklered
<b>SECURITY</b>	Automatic door locking systems/card access

FLOOR 2



FLOOR 1



RENDERING

NEWMARK

Full Building  
Availability





FOR MORE INFORMATION

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