



# 118 & 120 TURNPIKE

SOUTHBOROUGH, MA

**CBRE**



FERRIS DEVELOPMENT GROUP



118 & 120  
**TURNPIKE**  
SOUTHBOROUGH, MA



**118 TURNPIKE ROAD | 38,197 SF AVAILABLE TODAY**

**120 TURNPIKE ROAD | 39,948 SF AVAILABLE TODAY**

118 & 120 Turnpike Road is an established Class A office park centrally located in the heart of Massachusetts. Southborough was named #31 in the nation on CNN Money's "100 Best Places to Live" and provides access to the area's educated and diverse talent pool. With open floor plans that provide for all programming needs, a custom-tailored opportunity and a checklist of other benefits, 118 & 120 Turnpike Road stand out as the total package.



**HIGHLY VISIBLE  
BRANDING  
OPPORTUNITY**



**CONTIGUOUS  
SPACE WITH  
ROOM TO GROW**



**OPEN AND  
EFFICIENT FLOOR  
PLANS**



**INDOOR &  
OUTDOOR  
LOUNGES WITH  
FIREPIT**



**CENTRAL  
LOCATION WITH  
ACCESS TO  
TALENT**



**GREAT  
PRICE**



**GAME ROOM**



**CUSTOM TAILOR  
A CAMPUS  
ENVIRONMENT**



**LEANBOX AND  
BEVI**



**FITNESS CENTER**



**ENERGY  
EFFICIENCY**



**ROOF DECK**

9



← 3 MILES  
TO I-495



3 MILES  
TO I-90



# THE CAMPUS THAT CONNECTS

120 TURNPIKE  
ROAD

# LOBBY UPGRADES COMPLETE



# LOBBY UPGRADES

# COLLABORATION SPACE



# FITNESS CENTER CONSTRUCTION UNDERWAY

# 118 TURNPIKE ROAD

## 38,197 SF

### PROPERTY SPECIFICATION

**BUILDING SIZE** 81,893 SF

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**AVAILABILITY** 38,197 SF

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**YEAR BUILT** 1989

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**FLOORS** Three

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**PARKING** 251 spaces

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**CLEAR HEIGHT** 8'10" finished (first floor)  
8'5" finished (second and third floor)  
12' floor-to-deck

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**LOADING DOCK** Two tailboard height loading docks

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**ELEVATORS** One 2,500 lb. passenger elevator  
One 3,500 lb. freight elevator

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**ELECTRICAL** 1200 Amp, 277/480 Volts,  
three-phase electricity

AVAILABILITY



LEASED



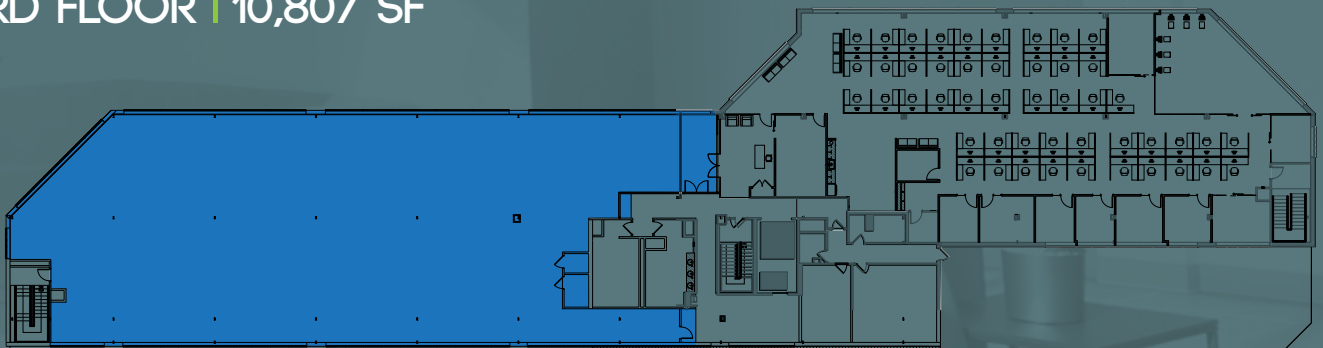
AMENITIES



## SECOND FLOOR | 27,390 SF



## THIRD FLOOR | 10,807 SF



# 120 TURNPIKE ROAD

## 39,948 SF

### PROPERTY SPECIFICATION

**BUILDING SIZE** 81,792 SF

**AVAILABILITY** First Floor: 5,185 SF  
Second Floor: 5,822-34,763 SF

**YEAR BUILT** 1986

**FLOORS** Three

**PARKING** 300 spaces

**CLEAR HEIGHT** 9'0" finished  
12'6" floor-to-deck

**LOADING DOCK** Two tailboard height loading docks

**ELEVATORS** One 2,500 lb. passenger elevator  
One 3,500 lb. freight elevator

**HVAC** Mechanical system consisting of a water source heat pump system combining 84 water source heat pumps on a common loop with two 110 ton closed circuit cooling towers and one electric boiler

**ELECTRICAL** 1200 Amp, 277/480 Volts,  
three-phase electricity

AVAILABILITY



LEASED



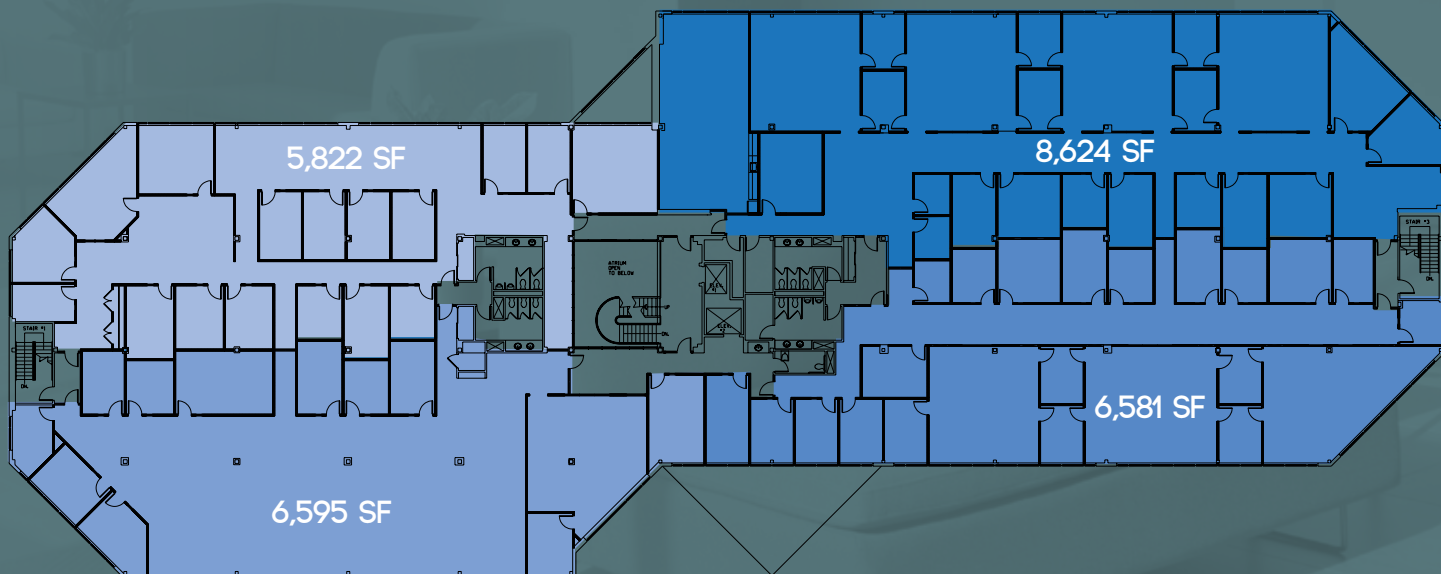
AMENITIES



## FIRST FLOOR | 5,185 SF



## SECOND FLOOR | 5,822-34,763 SF





# 118 & 120 TURNPIKE

## SOUTHBOROUGH, MA

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