

**225 TURNPIKE ROAD  
SOUTHBOROUGH | MA**

**OFFICE AVAILABLE FOR LEASE**



**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

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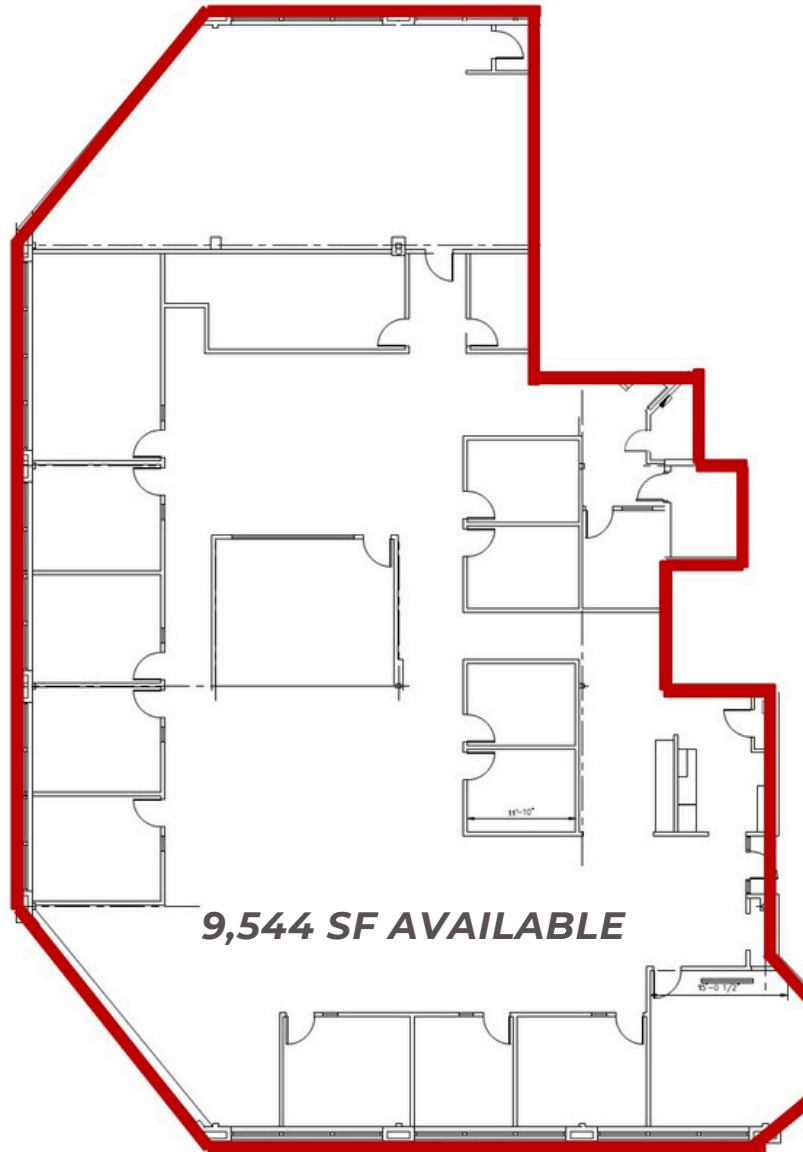
## PROPERTY OVERVIEW

225 Turnpike Road in Southborough, MA, is a 72,000 SF R&D/office building with a parking ratio of 5.83/1,000 SF and tailboard loading.

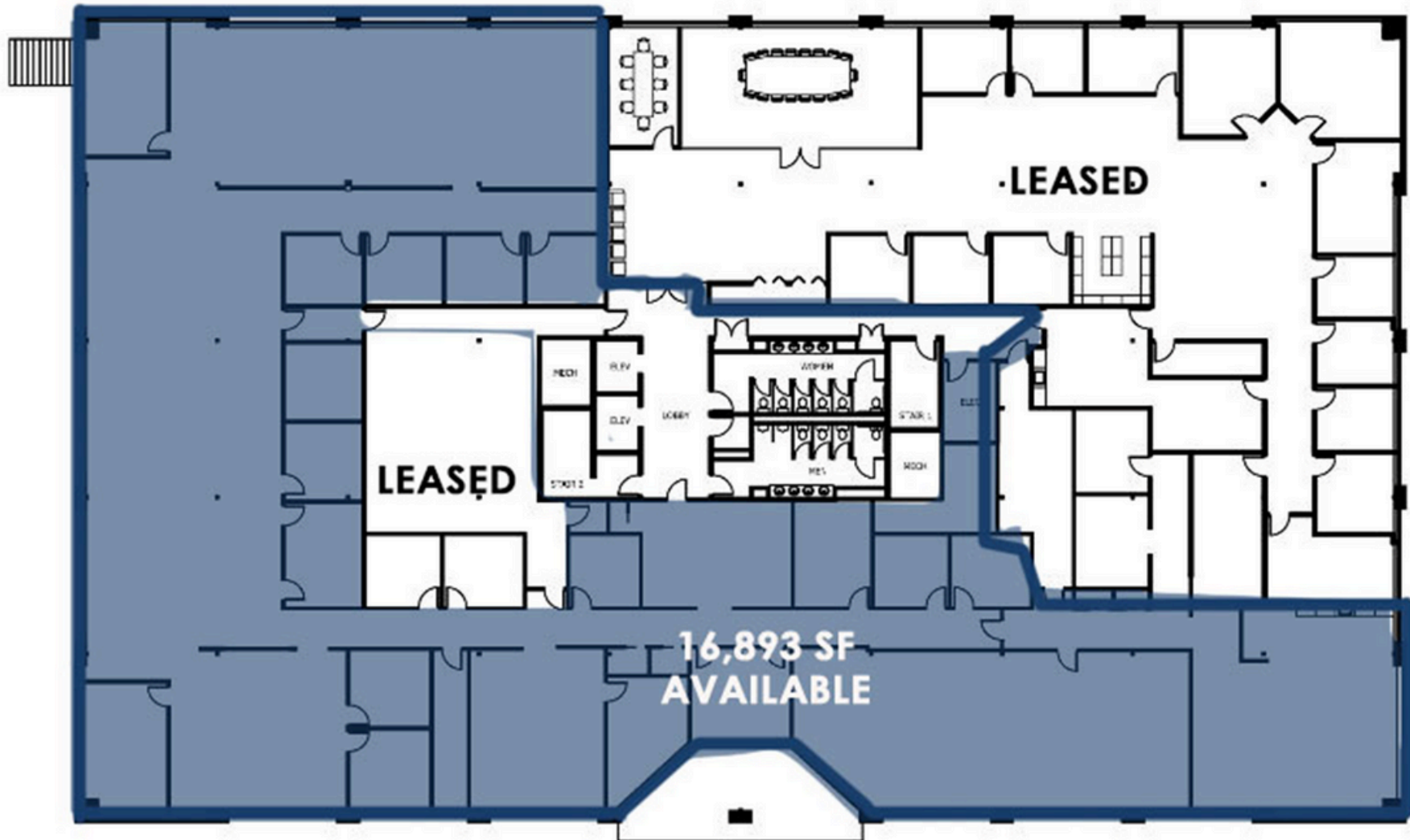
<b>Available:</b>	First Floor: 9,544 SF Third Floor: 3,000 - 16,893 SF
<b>Building Size:</b>	72,000 SF
<b>Lot Size:</b>	8.0 acres
<b>Year Built:</b>	1985
<b>Stories:</b>	Three (3)
<b>Parking:</b>	415 spaces (5.83/1,000 SF)
<b>Loading:</b>	Tailboard
<b>Lease Rate:</b>	\$18.50/SF plus tenant electricity



**FLOOR PLAN - 1<sup>ST</sup> FLOOR**



FLOOR PLAN - 3<sup>RD</sup> FLOOR





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