

118 & 120

Turnpike Rd.



118 Turnpike Rd. Southborough, MA 01772



120 Turnpike Rd. Southborough, MA 01772

ABOUT 118 & 120 TURNPIKE RD.

The Lookout at FERRIS

118 & 120 Turnpike Road | Southborough, MA

Located directly on Route 9 in Southborough, 118 and 120 Turnpike Road bring together visibility, flexibility, and momentum in one high-energy MetroWest campus. Each building totals approximately 86,000 square feet, offering a strong mix of retail, office, R&D/flex, wellness, and service-oriented space just minutes from I-495 and the Massachusetts Turnpike.

With exceptional highway access, prominent signage opportunities, strong daily traffic exposure, and ample on-site parking, The Lookout at FERRIS gives tenants the ability to be seen, stay connected, and grow within a highly accessible suburban business environment.

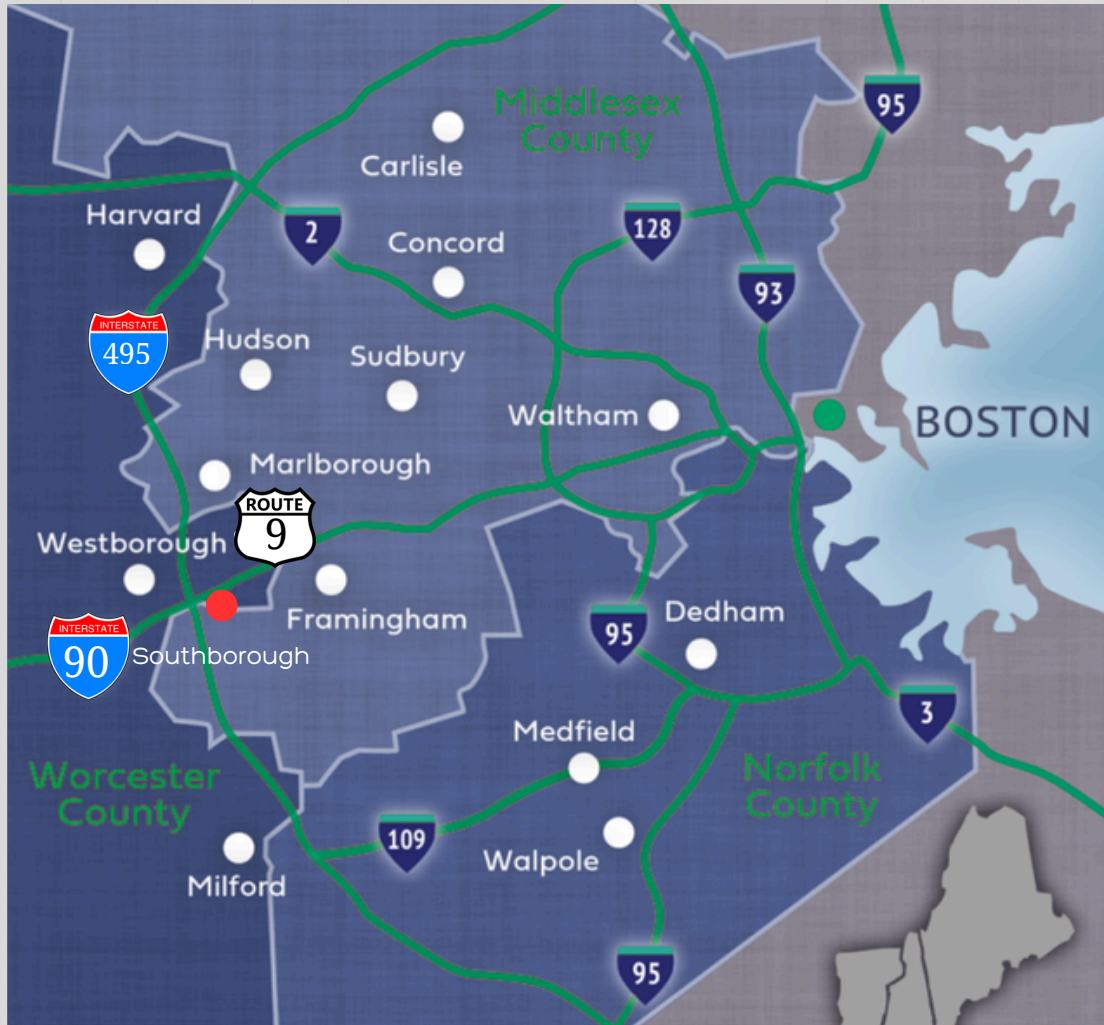
Recent and ongoing capital improvements have added fresh energy to the campus, including LED lighting, high-performance HVAC systems, refreshed corridors, enhanced landscaping, exterior façade improvements, and modernized common areas and restrooms. These upgrades create a cleaner, sharper, and more tenant-friendly experience.

The campus is home to a vibrant tenant mix, including Back 9 Golf, bTone Fitness, Fresh Monkee, Beehive Pros, Energy Hero, Expedited Construction, Expedited Engineering, Ferris Development Group, ASRK, Global Pack and Ship, General Printing, Happy-Go Productions, Indigo Systems, KinCasa, HILB, Paramount, Cedar Hill, and others. 118 Turnpike Road also features a new coworking suite designed for freelancers, entrepreneurs, satellite teams, and startups.

With flexible layouts, strong parking, Route 9 visibility, and growing campus energy, 118 & 120 Turnpike Road are quickly becoming one of Southborough's most exciting business destinations – a place for companies that want exposure, convenience, momentum, and room to grow.



LOCATION



PROXIMITY TO MAJOR HIGHWAYS

	0.1 MI	1 Mins
	5.6 MI	9 Mins
	4.0 MI	6 Mins

TRANSPORTATION



10 Mins



15 Mins

AIRPORTS



30 Mins



30 Mins



HANSCOM AFB

30 Mins

Southborough → Worcester 30 Mins

Southborough → Boston 30 Mins

BUILDING SPECIFICATIONS

SITE DESCRIPTION

Address	118 Turnpike Rd., Southborough, MA
Gross Building Area	86,000 SF
Total Floors	3
Available Space	1 st Floor (Suite 100); 7,575 RSF; 1 st Floor (Suite 102); 2,012 RSF; 2 nd Floor (Suite 202) 8,146 RSF
Land Area	3.50 Acres
Year Built	1989
Parking	344 parking spaces Outdoor Patio, Common Kitchen, (1) Trailer Height Loading Dock

BUILDING SYSTEMS

Elevators	(1) 2,500lb capacity, 100fpm passenger elevator; (1) 9,000lb capacity freight elevator
HVAC	(4) Three Seasons Cooling Towers w/ Water Source Heat Pump Boxes
Fire / Life Safety	Fully Wet Pipe Sprinkler System
Electrical Provider	National Grid
Electrical Service	(1) 4000Amp Service, 277/480V & (1) 2000Amp Service, 277/480V
Broadband	Spectrum / Verizon FiOS
Telecommunication	Spectrum / Verizon / Crown Castle
Security	24/7 Key Card Access

BUILDING SPECIFICATIONS

SITE DESCRIPTION

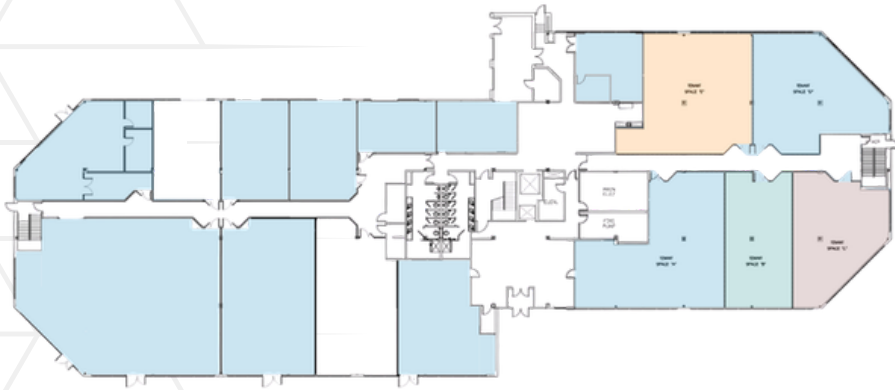
Address	120 Turnpike Rd., Southborough, MA
Gross Building Area	86,000 SF
Total Floors	3
Available Space	1 st Floor (Suite 100); 5,000 RSF; 2 nd Floor (Suite 200): 34,000 RSF (Plug & Play Ready/Subdivisible)
Land Area	16.99 Acres
Year Built	1984
Parking	344 parking spaces Outdoor Patio, Common Kitchen, (1) Trailer Height Loading Dock

BUILDING SYSTEMS

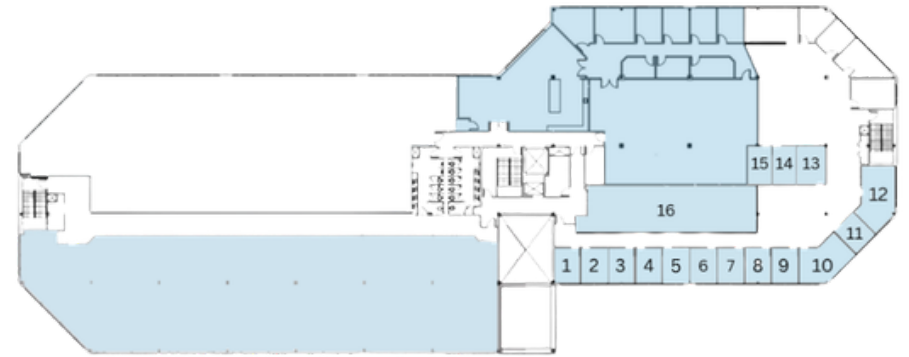
Elevators	(2) 2,500lb capacity, 100fpm passenger elevator; (1) 9,000lb capacity freight elevator
HVAC	(4) Three Seasons Cooling Towers w/ Water Source Heat Pump Boxes
Fire / Life Safety	Fully Wet Pipe Sprinkler System
Electrical Provider	National Grid
Electrical Service	(1) 4000Amp Service, 277/480V & (1) 2000Amp Service, 277/480V
Broadband	Spectrum / Verizon FiOS
Telecommunication	Spectrum / Verizon / Crown Castle
Security	24/7 Key Card Access

118 TURNPIKE RD. EXISTING FLOOR PLANS

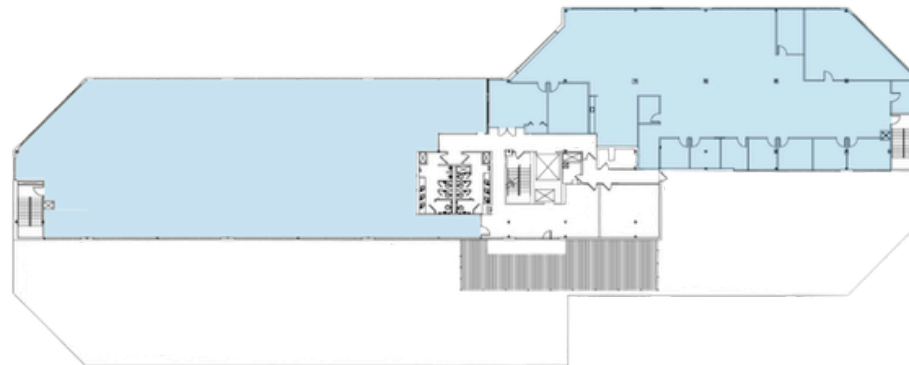
1ST FLOOR - 34,000 RSF



2ND FLOOR - 34,000 RSF

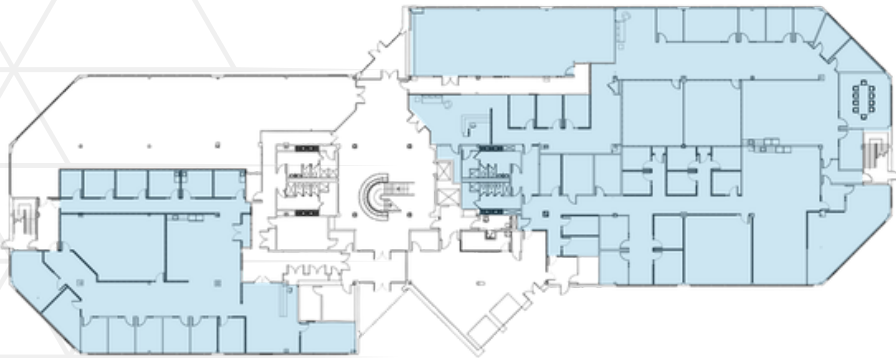


3RD FLOOR - 18,000 RSF

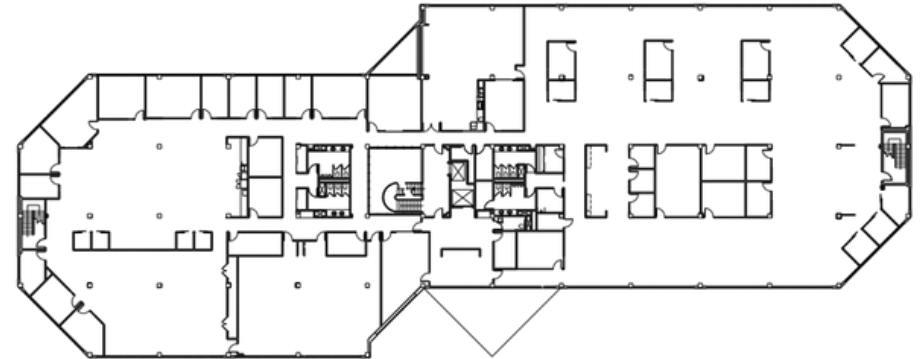


120 TURNPIKE RD. EXISTING FLOOR PLANS

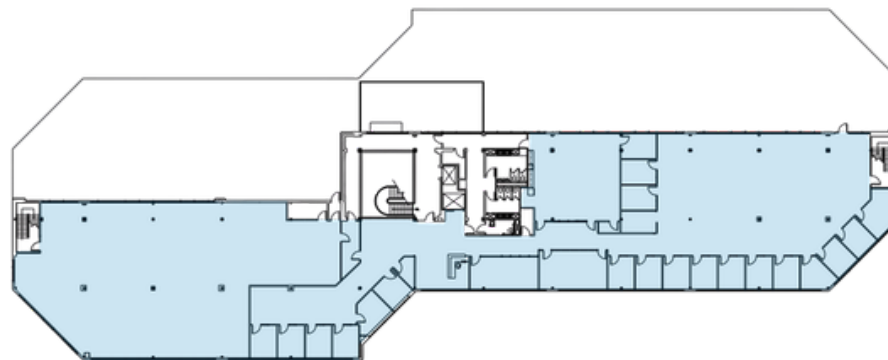
1ST FLOOR - 34,000 RSF



2ND FLOOR - 34,000 RSF



3RD FLOOR - 18,000 RSF



CURRENT TENANT ROSTER

ASRK

 **EXPEDITED
CONSTRUCTION, LLC**

Happy Go
PRODUCTIONS

btone
FITNESS

**EXPEDITED
ENGINEERING**

 **indigo**
SYSTEMS INC.

THE **BACK b NINE**[®]

EST. 2009 **FERRIS**



CEDAR HILL

BEEHIVE
A COLONY OF WORKERS

 **fresh
monkey**

Every Body Balance
live healthier • live happier

 **CREATIVE
PLANNING**

**GLOBAL
PACK SHIP**

 **Hill**
GROUP

**ENERGY
HERO**

 **GLOBAL**
PRINTING & PACKAGING

 **RC**
PARAMOUNT



Just 30 miles west of Boston, Southborough, MA offers the perfect mix of small-town charm, natural beauty, and powerful regional access. Located along Route 9 and minutes from I-495 and the Mass Pike, Southborough puts businesses within easy reach of Boston, Worcester, MetroWest, and the broader New England market.

At the center of that opportunity is The Lookout at FERRIS – 118 & 120 Turnpike Road. Positioned directly on Route 9, the campus delivers exceptional visibility, strong daily traffic exposure, ample parking, prominent signage opportunities, and flexible space for retail, office, wellness, service, and R&D/flex users.

Southborough sits within one of Massachusetts' most dynamic business corridors, surrounded by major employers, top schools, innovation hubs, healthcare leaders, and a highly educated workforce. Companies benefit from a deep regional labor pool, strong demographics, and proximity to Westborough, Marlborough, Framingham, and Natick.

Southborough is more than accessible – it is a place people want to be. With top-rated schools, preserved open space, scenic trails, the Sudbury Reservoir, Breakneck Hill, Beals Preserve, and a strong community feel, the town offers the quality of life that helps businesses attract and retain talent.

118 & 120 Turnpike Road are built to capture that momentum. With modern capital improvements, refreshed common areas, enhanced landscaping, exterior upgrades, and a growing tenant mix of fitness, wellness, food, service, office, and flex users, the campus is quickly becoming one of Southborough's most exciting commercial destinations.

For companies looking for visibility, convenience, energy, and room to grow, Southborough delivers – and The Lookout at FERRIS puts you right in the middle of it. With unmatched Route 9 exposure, steady daily traffic, and a built-in mix of destination-driven tenants, the campus creates activity from morning to evening. From fitness visits and lunch traffic to professional services and after-work activity, 118 & 120 Turnpike Road generate the kind of daily energy that helps tenants stand out.

As Southborough continues to grow, The Lookout at FERRIS is becoming a true hub for commerce, wellness, and community – a place where brands can be seen, customers can connect, and businesses can build real momentum.

If you're looking to plant your flag in one of MetroWest's most visible and active corridors, this is where you want to be.

SOUTHBOROUGH AT A GLANCE



Median Income

\$192,006

*92% higher than MA state average



Population

10,441

*As of 2020 US Census



Major Employers



cytiva

EVERSOURCE
ENERGY



Retail & Dining



DUNKIN'

Walgreens



Parks & Recreation

THE BACK **b** NINE



btone
FITNESS

EST. 2009

FERRIS

DEVELOPMENT GROUP



David M. Ferris Esq.
CEO



Brian Charville Esq.
COO & General Counsel



Ryan O'Toole
VP Asset Management &
Leasing



George Bahnan Esq.
Asst. General Counsel



Eric Norrman
Asset Management Associate -
Leasing



Madalyne Chartier
Property Manager



Chris Champagne
Head of Construction



Kelsey Orareo
Project Manager