

# CORDAVILLE OFFICE CENTER

153 Cordaville Road, Southborough, MA

4,599 SF  
OFFICE SPACE  
FOR LEASE  
SOUTHBOROUGH, MA

# FIRST CLASS OFFICE SPACE

Capital Group Properties is pleased to present a first class leasing opportunity at Cordaville Office Center. Located at the intersection of Routes 9 & 85, Cordaville Office Center is easily accessible to the area's major roadways including Interstates 90 & 495, and it is just 30 minutes west of Boston and Logan International Airport. Cordaville Office Center is located across the street from numerous retail amenities and a short drive to five major hotels.

Cordaville Office Center is a 3-Story, 42,000 SF office building constructed of red brick and architectural block with ribbon band windows. The building has a striking 2-story lobby, professionally landscaped grounds and an energy-efficient climate control system.

## OPPORTUNITY HIGHLIGHTS



Energy efficient building



Renowned building ownership



Recently renovated two-story atrium lobby



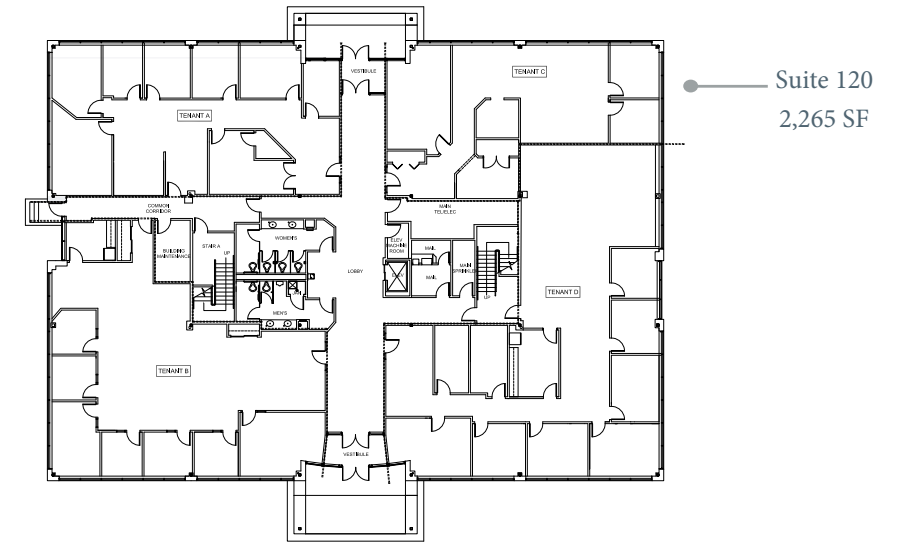
Onsite parking



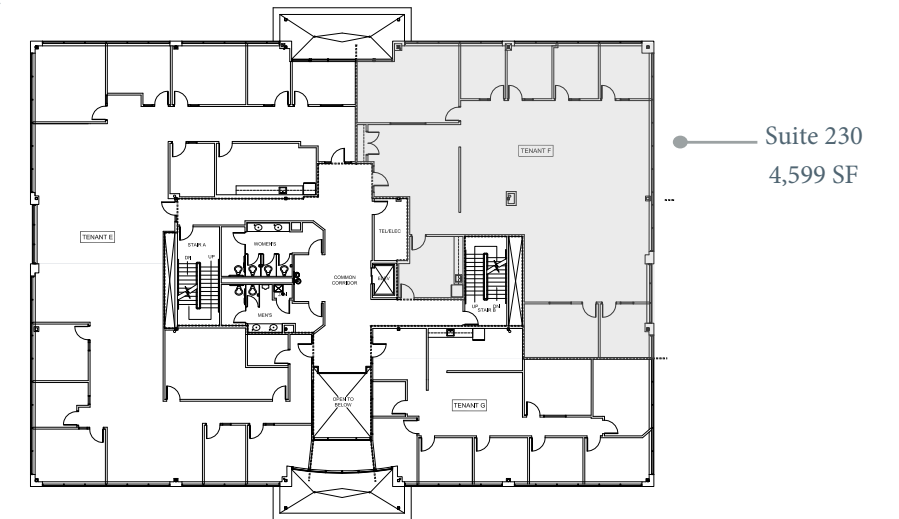
Located at the intersection of Route 9 and Route 85

## FLOOR PLANS

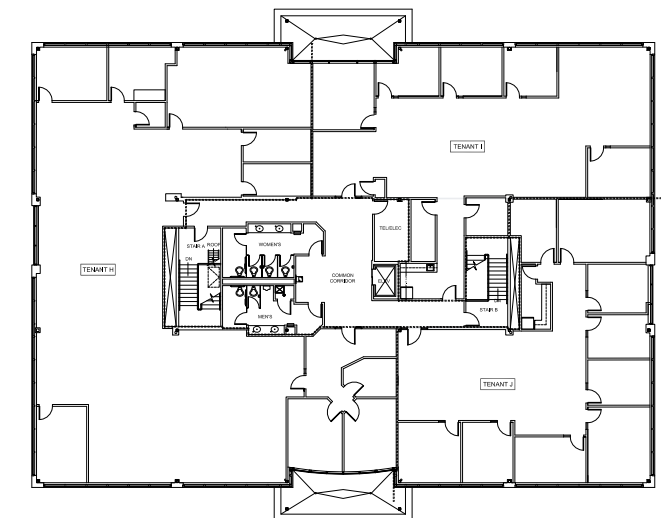
FIRST FLOOR | *Fully Leased*



SECOND FLOOR | *4,599 SF Available*



THIRD FLOOR | *Fully Leased*



# BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	42,000 SF subdividable to 2,265 SF
<b>AVAILABLE SPACE</b>	2nd Floor: Suite 230-4,599 SF (Available 2/1/2024)
<b>PARKING</b>	3.5/1,000 SF
<b>FLOORS</b>	Three
<b>HVAC</b>	Energy efficient, multi-zone system
<b>CONSTRUCTION</b>	Brick and architectural block and precast accents, oversized solar green ribbon windows, two-story glass atrium.



## For more information please contact:

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