

# 116 FLANDERS ROAD WESTBOROUGH, MA



Under New Ownership | Now Leasing: Premier Class A Office Space | 5,500± SF (Potential Sub-Division)

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Group Boston



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## Convenient Local Access

Located just under two miles from the I-495 and Route 9 interchange, the property provides immediate access to the region's main commuting routes.



## Greater Connectivity

Easily connects to the Massachusetts Turnpike (I-90), Logan International Airport, Worcester Airport, and the Greater Boston region, making it ideal for employees and clients alike.



## Established Class A Office Park

Located in the Metrowest Business Park, this 39,000 SF property on 6.62 acres offers premium modern office space. Abutting 65 acres of conservation land, it offers scenic views, and walking trails.



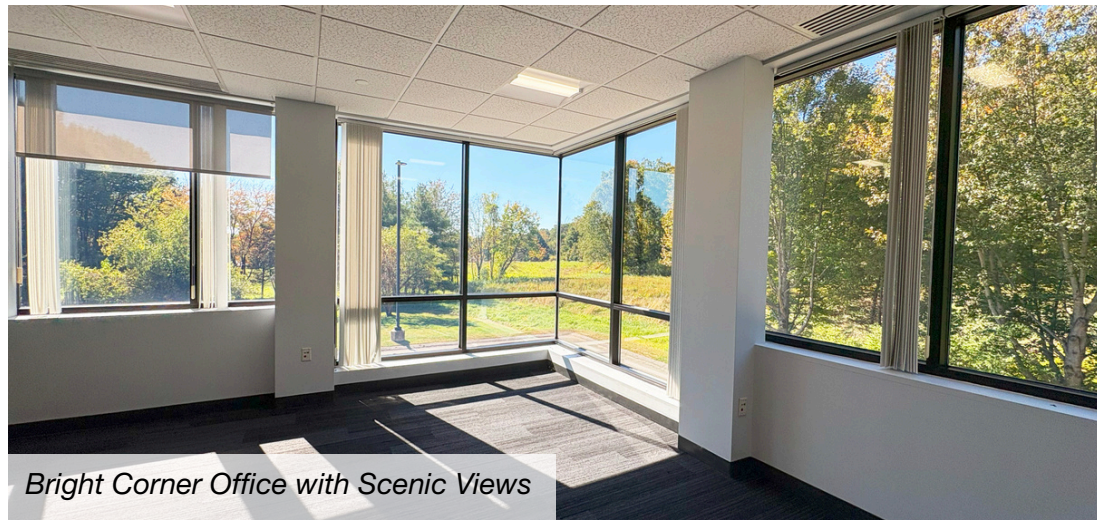
## Onsite Amenities

The park offers onsite management, executive garage parking available, and EV charging stations.



## Nearby Amenities

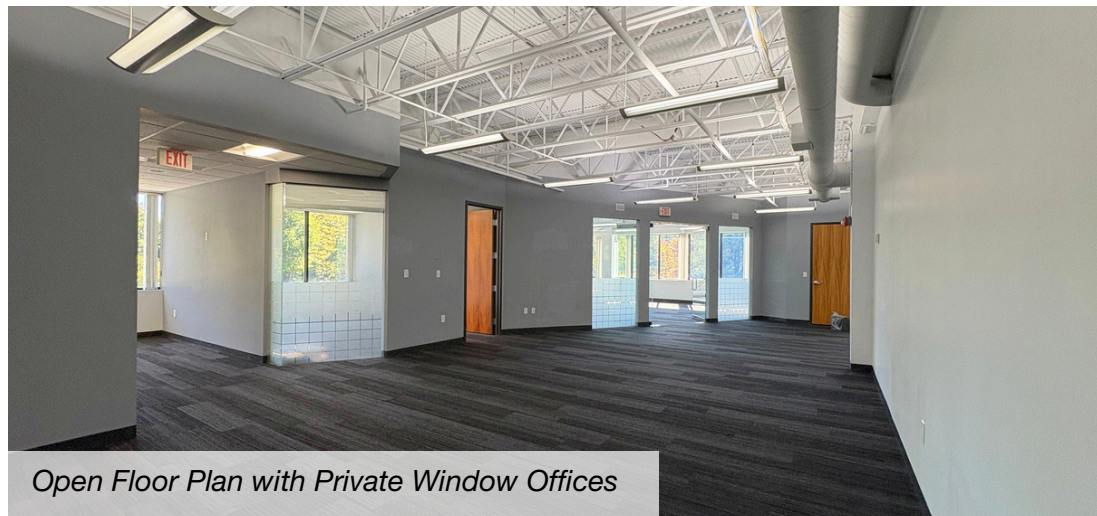
Many restaurants, hotels, stores, banks, child care and other service establishments within close proximity to the property.



*Bright Corner Office with Scenic Views*

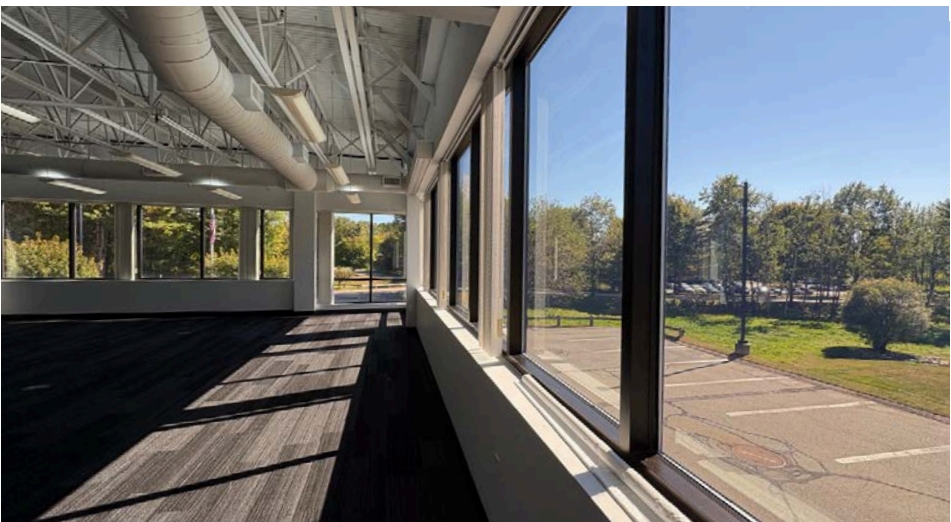


*Floor to Ceiling Windows with Natural Light*



*Open Floor Plan with Private Window Offices*



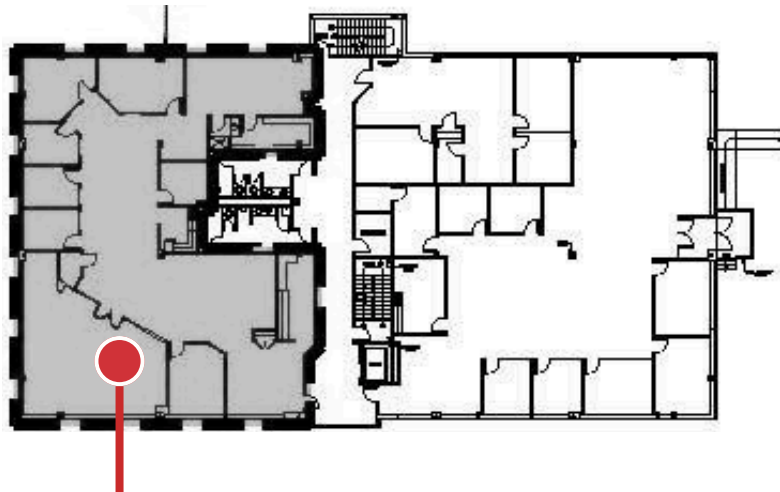




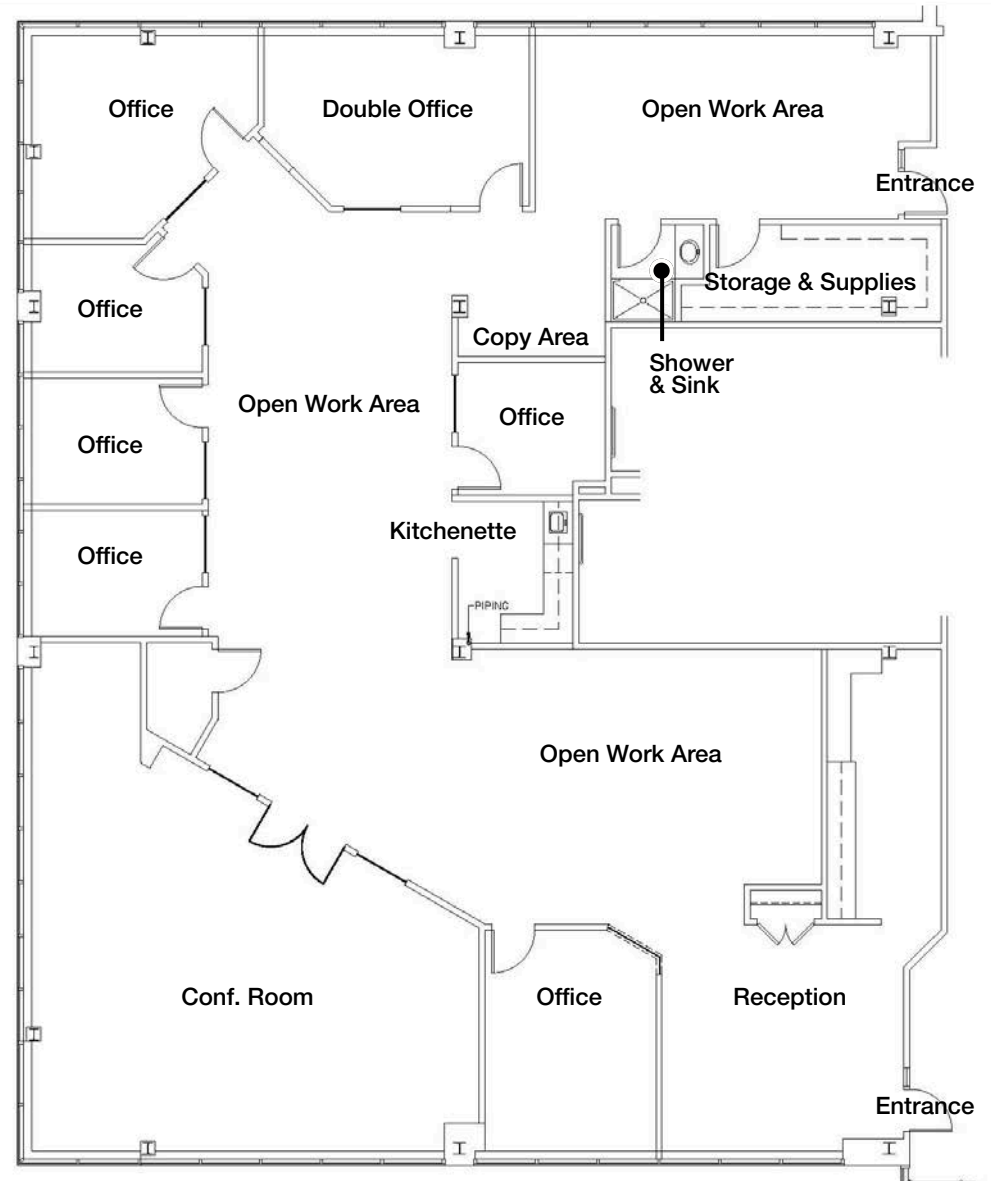
# FLOOR PLAN | SUITE 1000

**116** FLANDERS ROAD  
WESTBOROUGH, MA

## FIRST FLOOR KEY PLAN

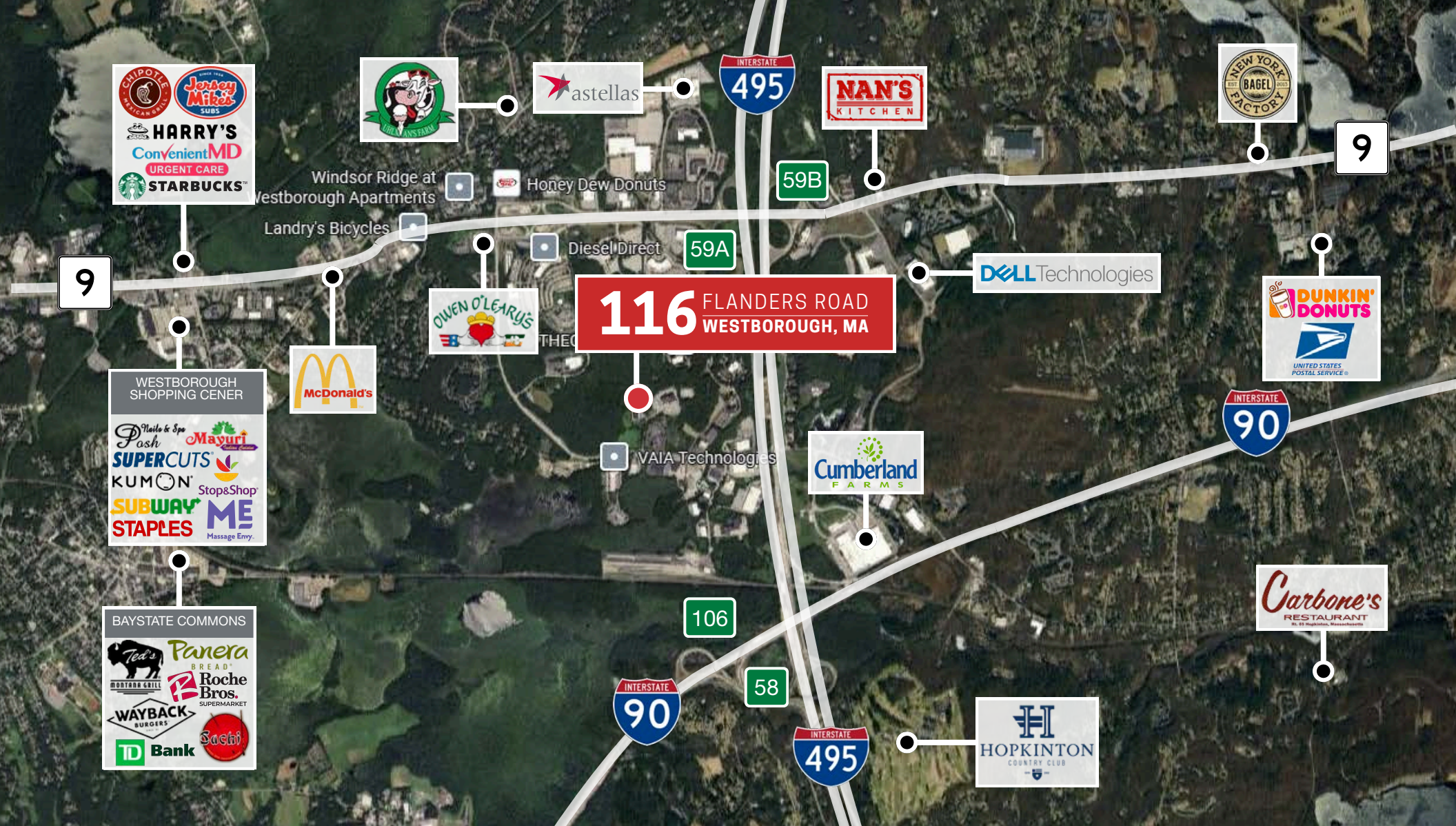


**SUITE 1000**



First Floor | 5,506± SF Office





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