

2, 4 & 5 MOUNT ROYAL

# KNOWLEDGE PARK

MARLBOROUGH, MA



Now Leasing: Premier Class A Office Suites | ±120–11,600 SF

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**NAI** Parsons Commercial  
Group Boston



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# KNOWLEDGE PARK

MARLBOROUGH, MA



## Convenient Location:

Prominently situated overlooking the interchange of Route 20 and Route 495



## Established Class A Office Park:

Three building office park totaling over 158,000 RSF of first quality office space, with suites ranging from as small 700 SF to 13,000 SF.



## Nearby Amenities:

Many restaurants, hotels, stores, banks, and other service establishments within close proximity to the office park.



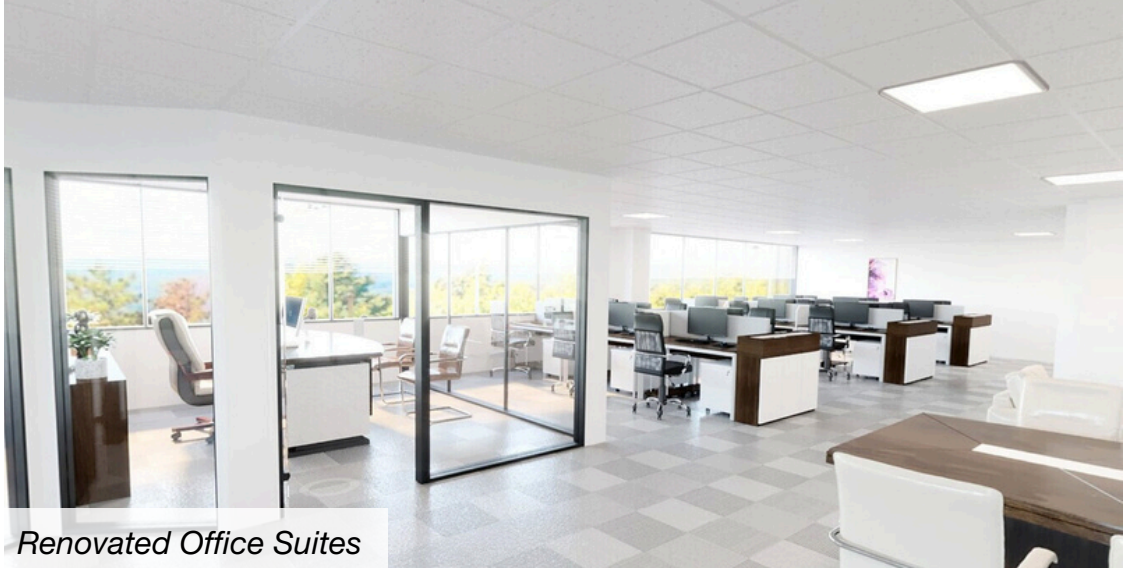
## Onsite Amenities:

Newly renovated club room, ample parking, fitness center with showers, Starbucks on tap and ample parking for all tenants.

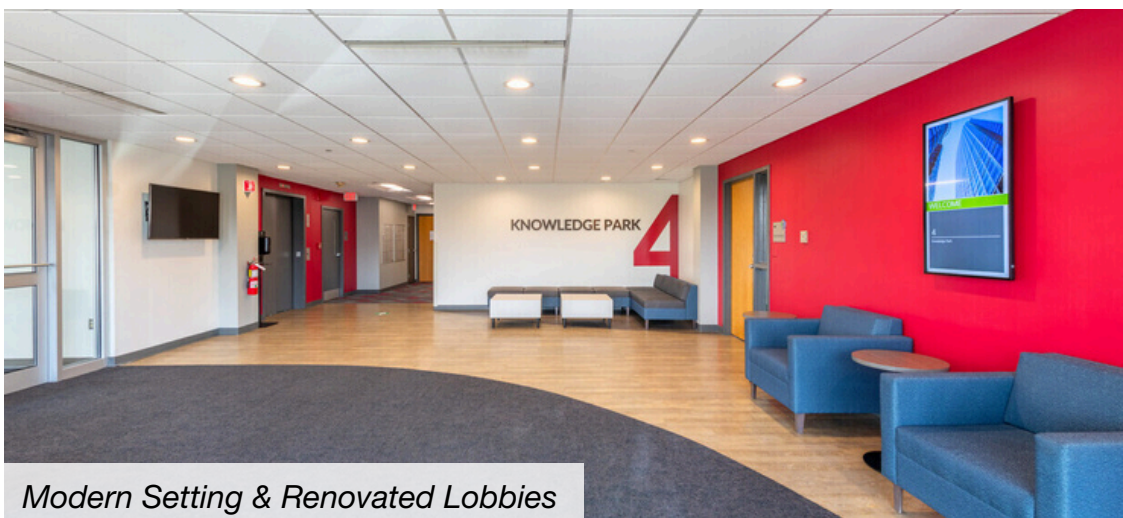


## Onsite Loading:

Loading dock access



*Renovated Office Suites*



*Modern Setting & Renovated Lobbies*



*On-site Cafe*



## 2 MOUNT ROYAL

**Total Building:** ±64,135 SF  
**Availability:** ±841 - 1,769 SF  
**Floors:** Five

### CURRENT AVAILABILITY:

4th Floor | ±1,769 SF Office

## 4 MOUNT ROYAL

**Total Building:** ±44,713 SF  
**Availability:** ±2,183-11,609 SF  
**Floors:** Four

### CURRENT AVAILABILITY:

1st Floor | ±2,183 SF Office

2nd Floor | ±5,000-11,609 SF Office

3rd Floor | ±2,640 SF Office

## 5 MOUNT ROYAL

**Total Building:** ±49,310 SF  
**Availability:** ±2,090 - 4,027 SF  
**Floors:** Four

### CURRENT AVAILABILITY:

Lower Level | ±3,334 SF Office

Lower Level | ±2,090 SF Office

1st Floor | ±2,451 SF Office

1st Floor | ±4,027 SF Office



# KNOWLEDGE PARK

## MARLBOROUGH, MA



### Premier Destination for Office Professionals



#### Prime Visibility & Access

Conveniently located at the intersection of Route 20 and I-495, Knowledge Park offers excellent highway visibility and easy access to major roadways.



#### Nearby Amenities

Enjoy walkable access to restaurants, hotels, fitness centers, and entertainment venues- providing added convenience and comfort for tenants and visitors.



#### Strategic Commuter Location

Located in central Marlborough makes Knowledge Park ideal for employees commuting from across Greater Boston, reducing travel time and expanding access to top talent.



#### HOTELS

<b>Hyatt Place Marlborough</b>	5 Minutes
<b>Hampton Inn Boston</b>	5 Minutes
<b>Best Western Royal Plaza</b>	5 Minutes
<b>Embassy Suites by Hilton</b>	4 Minutes
<b>Courtyard By Marriott</b>	4 Minutes



#### SHOPPING & ENTERTAINMENT

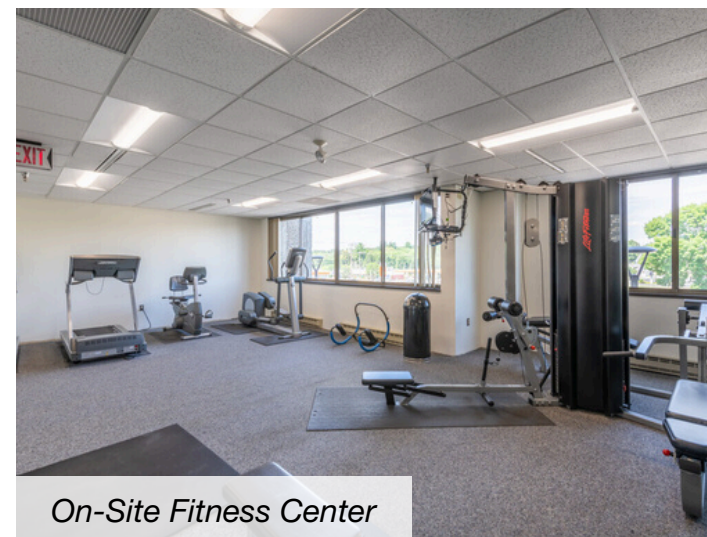
<b>APEX Entertainment</b>	2 Minutes
<b>Hannaford Supermarket</b>	5 Minutes
<b>Solomon Pond Mall</b>	9 Minutes
<b>Target</b>	9 Minutes
<b>Post Road Plaza</b>	9 Minutes
<b>The Shops at Highland Commons</b>	9 Minutes



#### RESTAURANTS

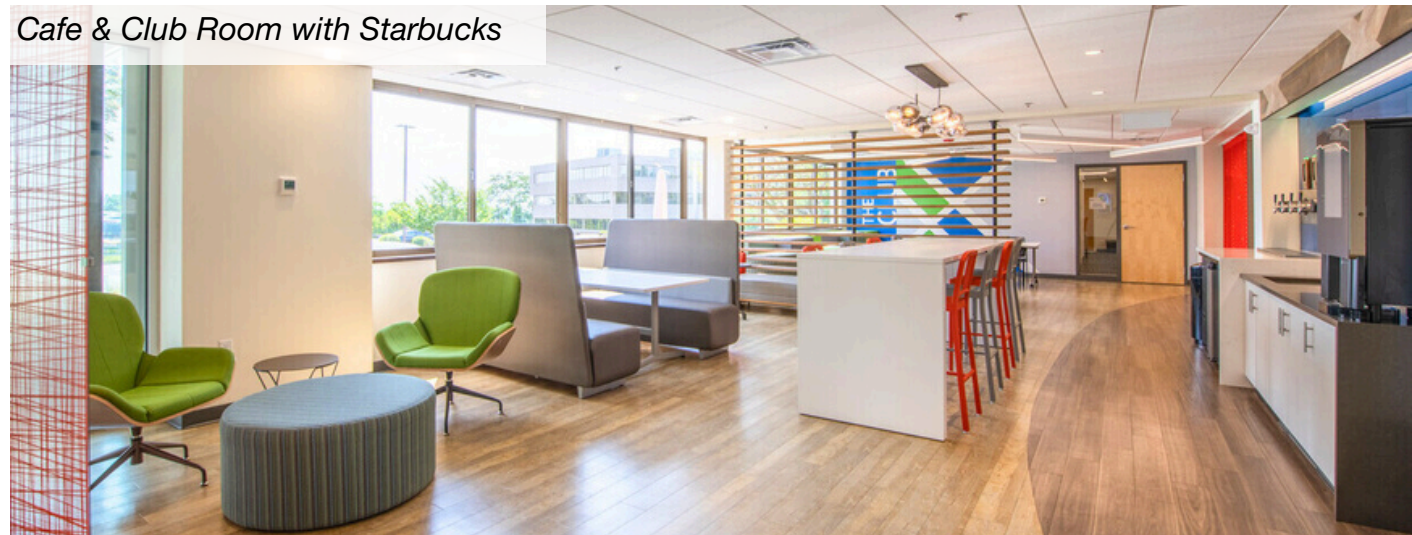
<b>Dunkin Donuts</b>	1 Minute
<b>The 99 Restaurant</b>	2 Minutes
<b>Jersey Mikes Subs</b>	2 Minutes
<b>Chick Fil A</b>	2 Minutes
<b>Raising Canes</b>	3 Minutes
<b>McDonalds</b>	3 Minutes
<b>Wendy's</b>	3 Minutes
<b>ProteinHouse Marlborough</b>	3 Minutes
<b>LongHorn Steakhouse</b>	3 Minutes
<b>Evviva Trattoria</b>	4 Minutes
<b>Hot Table</b>	4 Minutes
<b>110 Grill</b>	4 Minutes
<b>Q'Doba</b>	4 Minutes





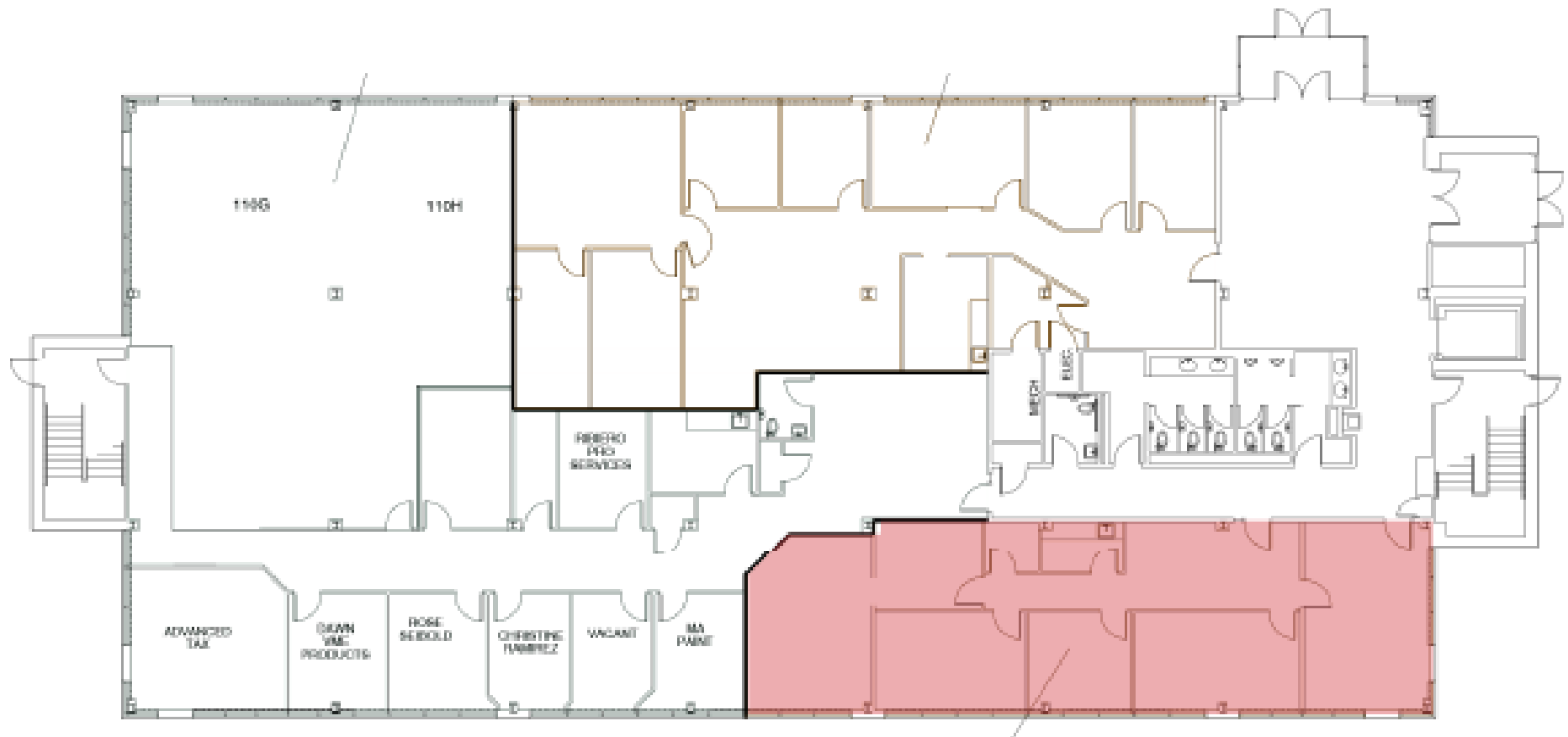
*On-Site Fitness Center*

*Cafe & Club Room with Starbucks*



# 4 MOUNT ROYAL

KNOWLEDGE PARK  
MARLBOROUGH, MA



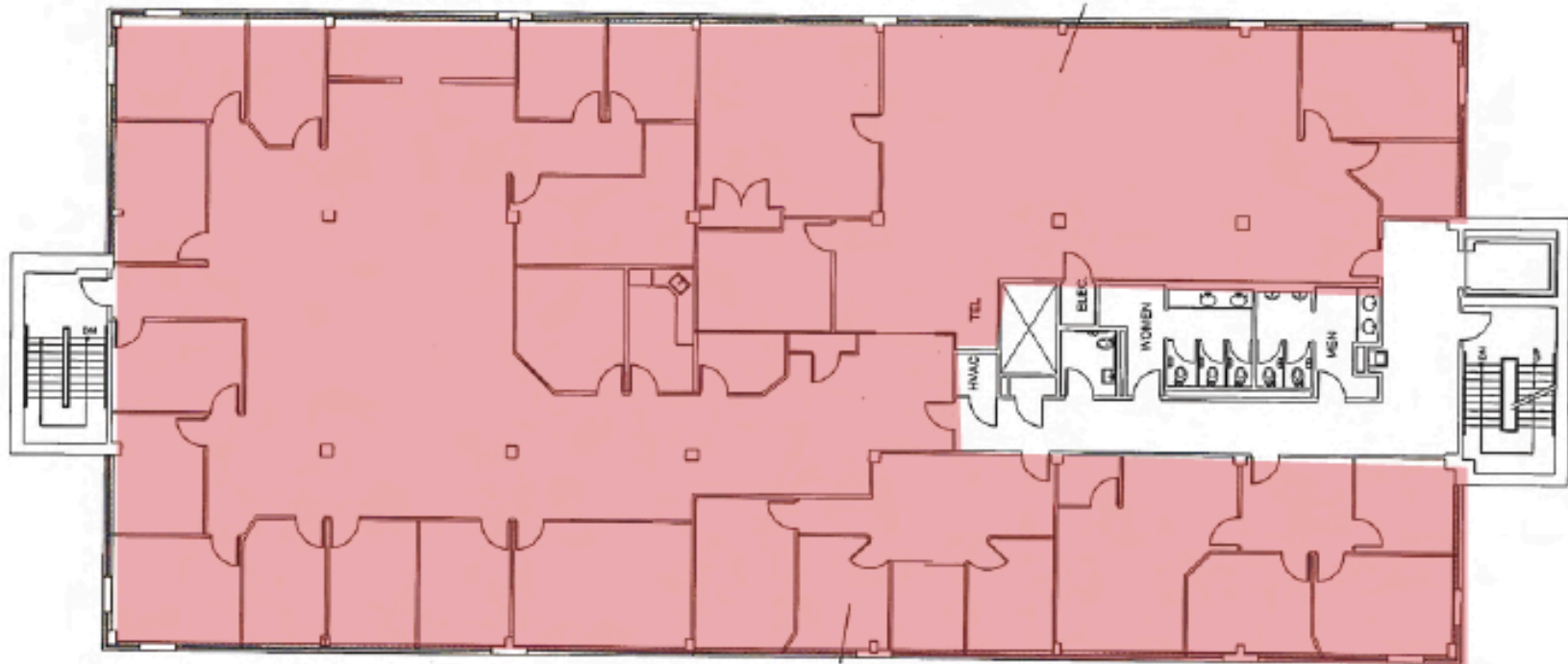
First Floor | ±2,183 SF Office



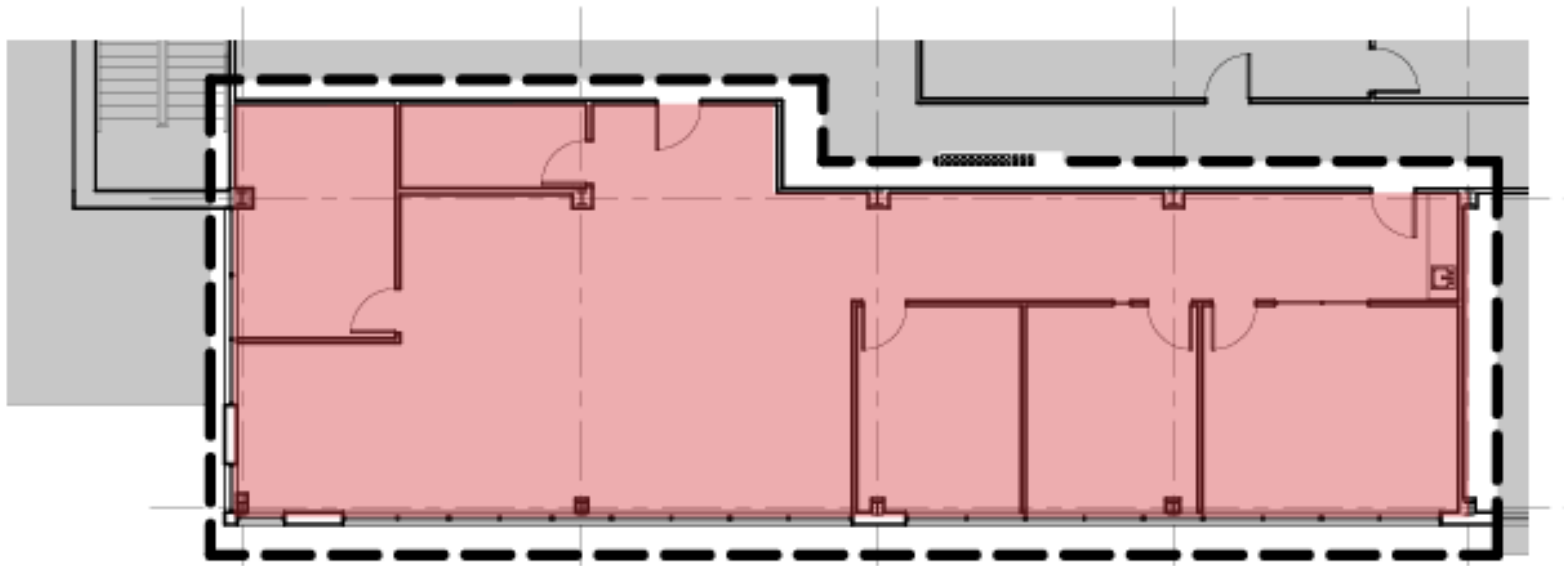
# 4 MOUNT ROYAL

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**KNOWLEDGE PARK**  
MARLBOROUGH, MA



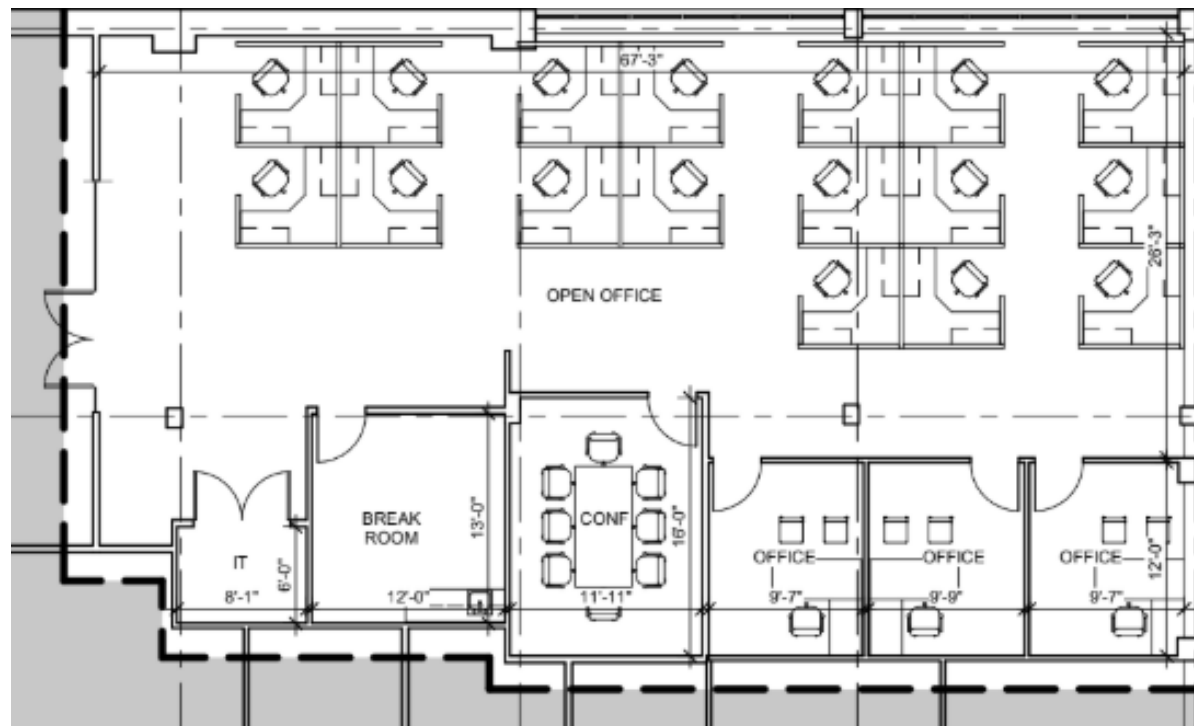
Third Floor | ±5,000-11,609 SF Office



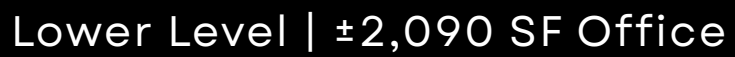


# 5 MOUNT ROYAL

**KNOWLEDGE PARK**  
MARLBOROUGH, MA



Lower Level | ±3,334 SF Office





# 5 MOUNT ROYAL

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First Floor | ±2,451 SF Office

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