

# 2200 WEST PARK DRIVE AT WESTBOROUGH OFFICE PARK

WESTBOROUGH, MA 01581



 **Westborough**  
OFFICE PARK

[WWW.CARRUTHCAPITAL.COM](http://WWW.CARRUTHCAPITAL.COM)



 **CARRUTH**  
COMMERCIAL REAL ESTATE SOLUTIONS

(508) 898-3800

EMC

Subject  
755,000  
68 Acres

WESTBOROUGH

# 2200 WEST PARK DRIVE

## AT WESTBOROUGH OFFICE PARK

Westborough, MA 01581



**Submarket:** The Boroughs

**County:** Worcester



## PROPERTY DESCRIPTION

**Property Type:** Office

**Class:** A

**Building Size:** 75,584 SF

**Year Built/Renov:** 1999

**Stories:** 4

**Parking:** Ratio of 3.9/1,000 SF

**Typical Floor Size:** 20,000 SF

**Elevators:** 2

**Amenities:** Atrium, On-Site Break Room, On-Site Management, Fitness Center with Shower and Locker Room Facilities, Loading Docks, Located just off RT 9 Exit on I-495



## PROPERTY HIGHLIGHTS

This **six building premier office portfolio** is situated in the heart of Westborough Office Park and is comprised of 1500, 1700, 1800, 1900, 2000 and 2200 West Park Drive. Westborough Office Park is a **153 acre master planned suburban office development** set within an attractive **wooded setting** in Westborough, MA. Regarded as the region's premier office campus, the park enjoys **numerous amenities** including on site management, multiple food service options, first class fitness center, common conference facility, jogging trails, loading docks and ample

parking. Each building enjoys its own identity but all share a first class vibe including **spacious lobbies/atriums, large ribbon windows, high-end finishes** and **outdoor venues**. The park is located less than 2 miles from the **Massachusetts Turnpike (I-90)** at the junction of **I-495** and **Route 9**. This highly desired junction provides convenient highway access and enjoys **numerous area amenities** including hotels, restaurants, shopping centers, banks and childcare centers.





75,584

**Building  
SQUARE FOOTAGE**



20,000

**Typical  
FLOOR SIZE**



3.9

**Per 1,000 Square Feet  
PARKING RATIO**



4

**STORY BUILDING**



## FOR LEASING INFORMATION CONTACT:

**Kathleen Herlihy** (508) 898-3800 x220

**Brian Hunt** (508) 898-3800 x208

Carruth Capital, LLC

116 Flanders Road, Suite 2000

Westborough, MA 01581

Phone: (508) 898-3800 | Fax: (508) 898-3005

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