



THE OFFICES AT  
**CHESTNUT GREEN**

# For Lease

**2,001 SF & 4,000 SF First Class Office Space**



The aptly-named Chestnut Green is a new community comprised of The Offices, Shoppes, Flats, and Homes. Chestnut Green covers 93 acres of lush and vibrant landscaping which offers a serene campus setting while at the same time providing unparalleled accessibility.

The former State Hospital site offers a one of a kind office setting featuring cupolas, 20' ceilings, oversized windows and open terraces. A user will have the ability to create their own unique environment by taking advantage of the architectural features, walking trails/playing fields, and convenience retail all offered by Chestnut Green.

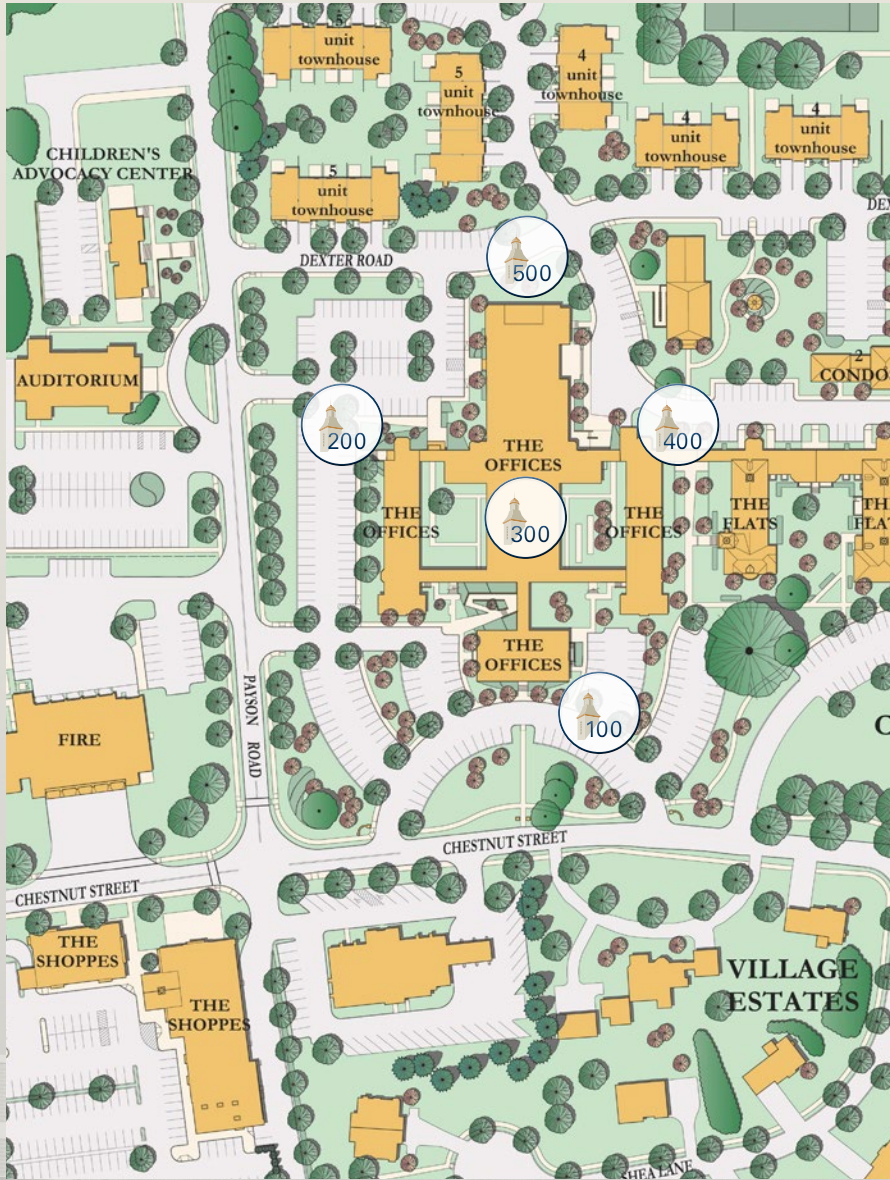
Chestnut Green is located between US Route 1 and Interstate 95, providing excellent access to both Route 128 and Interstate 495, allowing for an easy commute from any direction. Foxborough provides excellent access to rail, air, and highway facilities throughout the Greater Boston and Providence area.



**RICHARDS BARRY JOYCE & PARTNERS, LLC**

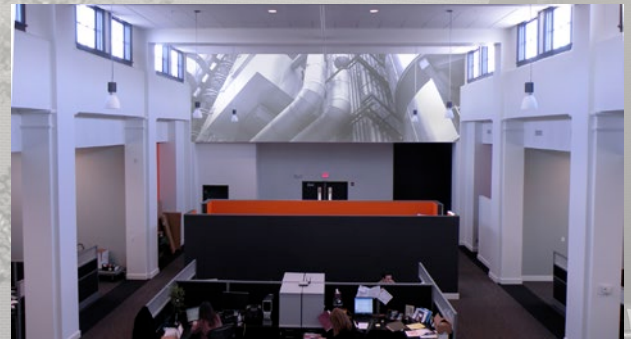
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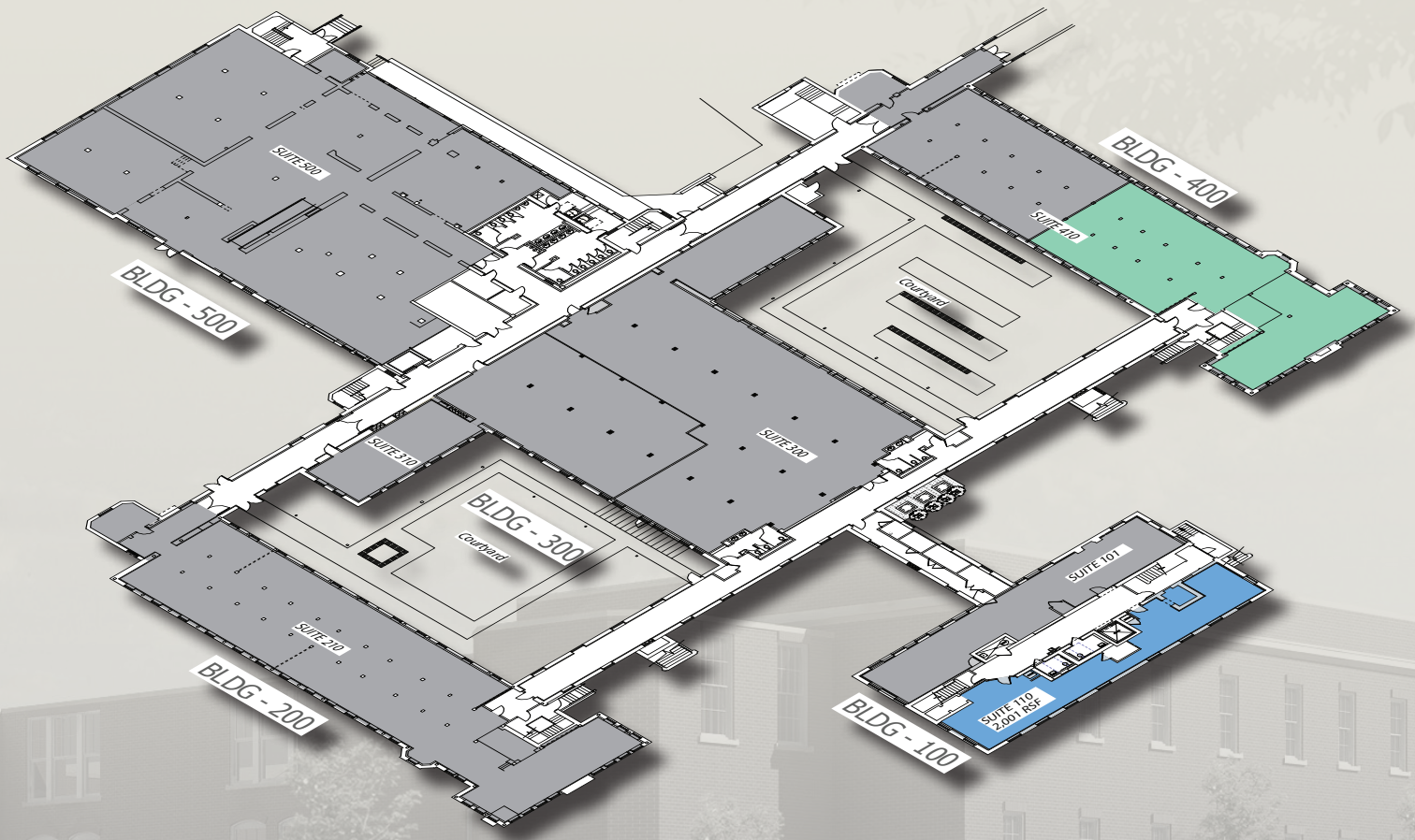
# THE OFFICES AT CHESTNUT GREEN



## Building Description

Total Project Size:	105,250 SF (5 Buildings)
Construction:	Masonry with wood roof
Finished Ceiling Height:	12'-20'
Parking Ratio:	4.0/1,000
Electric System Description:	200 amp, 480 volt, 3-phase per tenant space. Expandable if necessary.
Electric Service Provider:	National Grid
Roofing:	New EPMD rubber roof
Recent Improvements:	HVAC, Roof, Electric, Plumbing. All building systems are new.
Waste Management:	On-site waste treatment plant. 45,000 gallons/day





**First Floor**

- STE 110: 2,001 RSF | *Plug & Play Space*
- STE 410: 4,000 RSF



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### Retail Amenities

- Walgreen's
- Sharon Credit Union
- The Learning Experience (Day Care)
- Waxy O'Connors Irish Pub & Restaurant
- Reliable Dry Cleaners
- Pizza Time
- Mai Pearl
- Super Cuts
- Foxy Nails
- Tanorama
- Elite Dance Studio
- Bables Paint & Paper
- Glee Gifts



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