

# 313 BOSTON POST ROAD

## MARLBOROUGH, MA

### FOR LEASE



**2,731, 4,253, 14,186, 16,549 SF OFFICE SPACE AVAILABLE**

<b>PROPERTY TYPE:</b>	OFFICE	<b>AVAILABLE SPACE:</b>	<b>1<sup>ST</sup> FLOOR</b> 2,731, 4,253
<b>BUILDING SIZE:</b>	110,739 SF		<b>2<sup>ND</sup> FLOOR</b> 14,186 SF, 16,549 SF Contiguous 30,735 SF
<b>YEAR BUILT:</b>	1986	<b>PARKING:</b>	243 - RATIO: 3.12/1,000
<b>LAND AREA:</b>	5.45 AC	<b>COMMON LOADING:</b>	TWO (2) DRIVE-IN DOORS
<b>STORIES:</b>	2	<b>AMENITIES:</b>	HIGH-END FITNESS CENTER WITH LOCKER ROOMS & SHOWERS
<b>LEASE RATE:</b>	<b>\$18.50/SF PLUS TE</b>	<b>LOWER LEVEL STORAGE SPACE ALSO AVAILABLE</b>	AVAILABLE SPACE: 5,000 – 25,793 SF LEASE RATE: \$8.50/SF

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

**CRAIG JOHNSTON**  
CJOHNSTON@RWHOLMES.COM  
(508)651-9022

**DAVID GILKIE, CCIM, SIOR**  
DGILKIE@RWHOLMES.COM  
(508) 650-9905

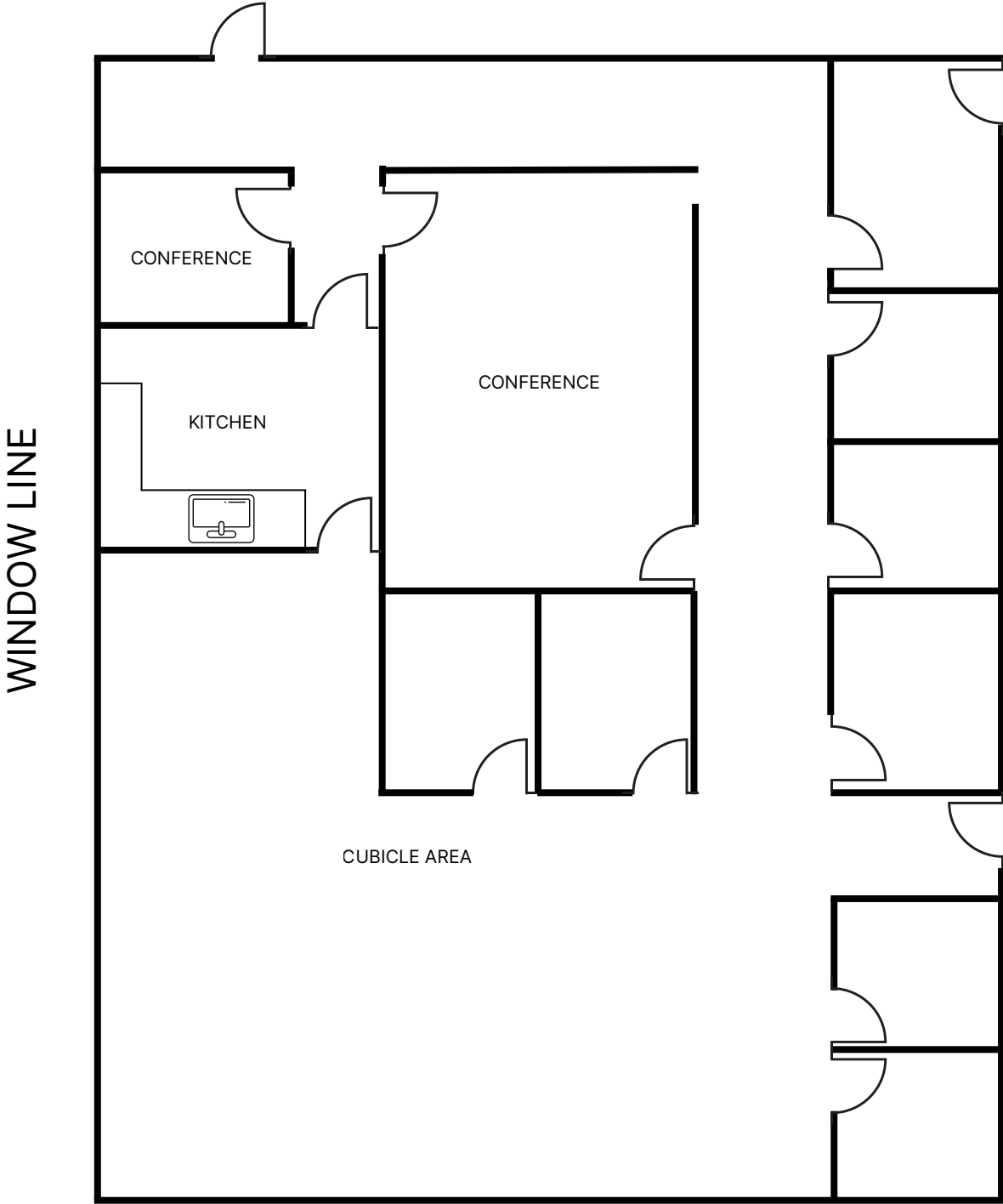
RWHOLMES.COM



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# FLOOR PLAN

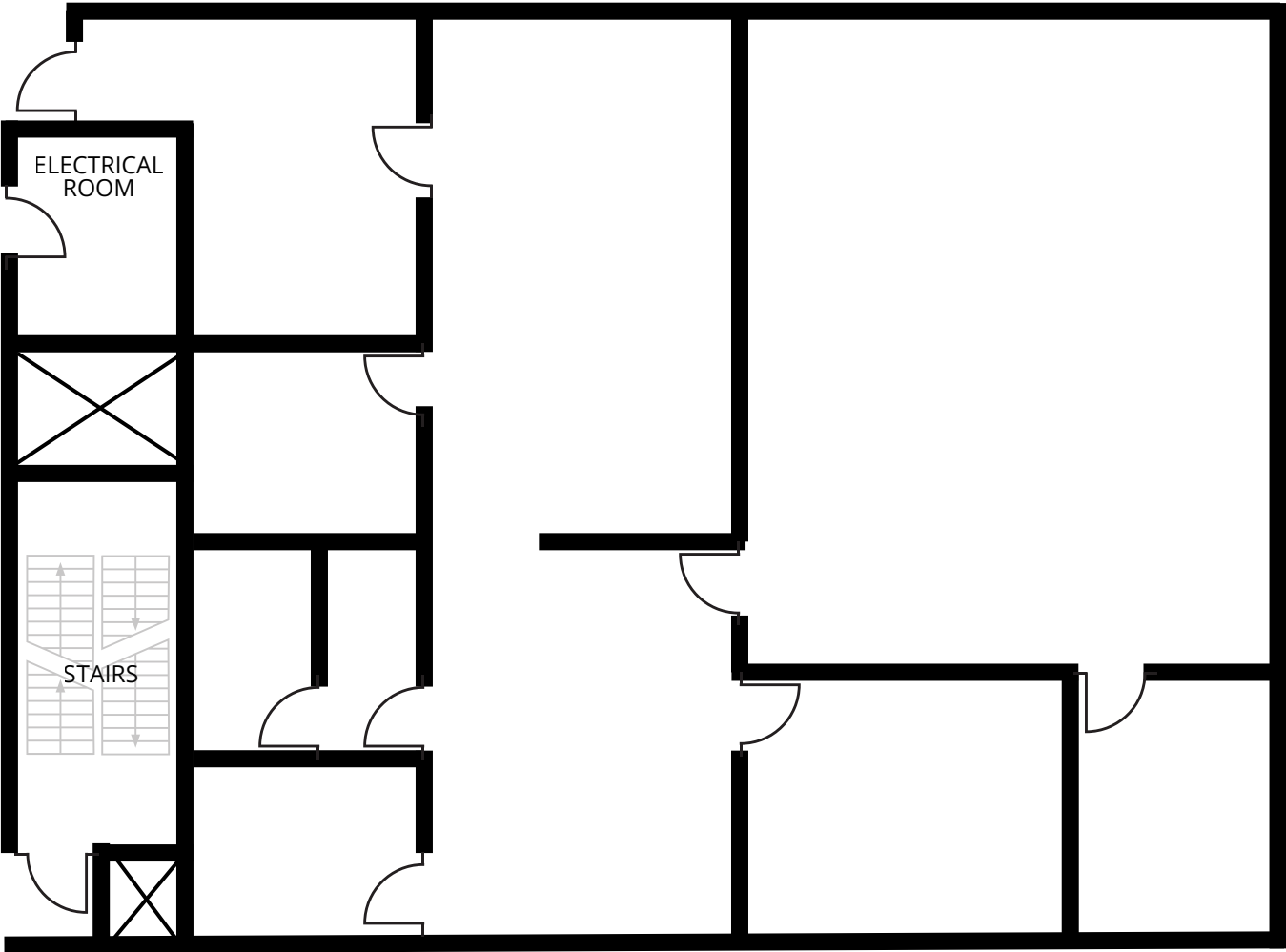
FIRST FLOOR | 4,253 SF



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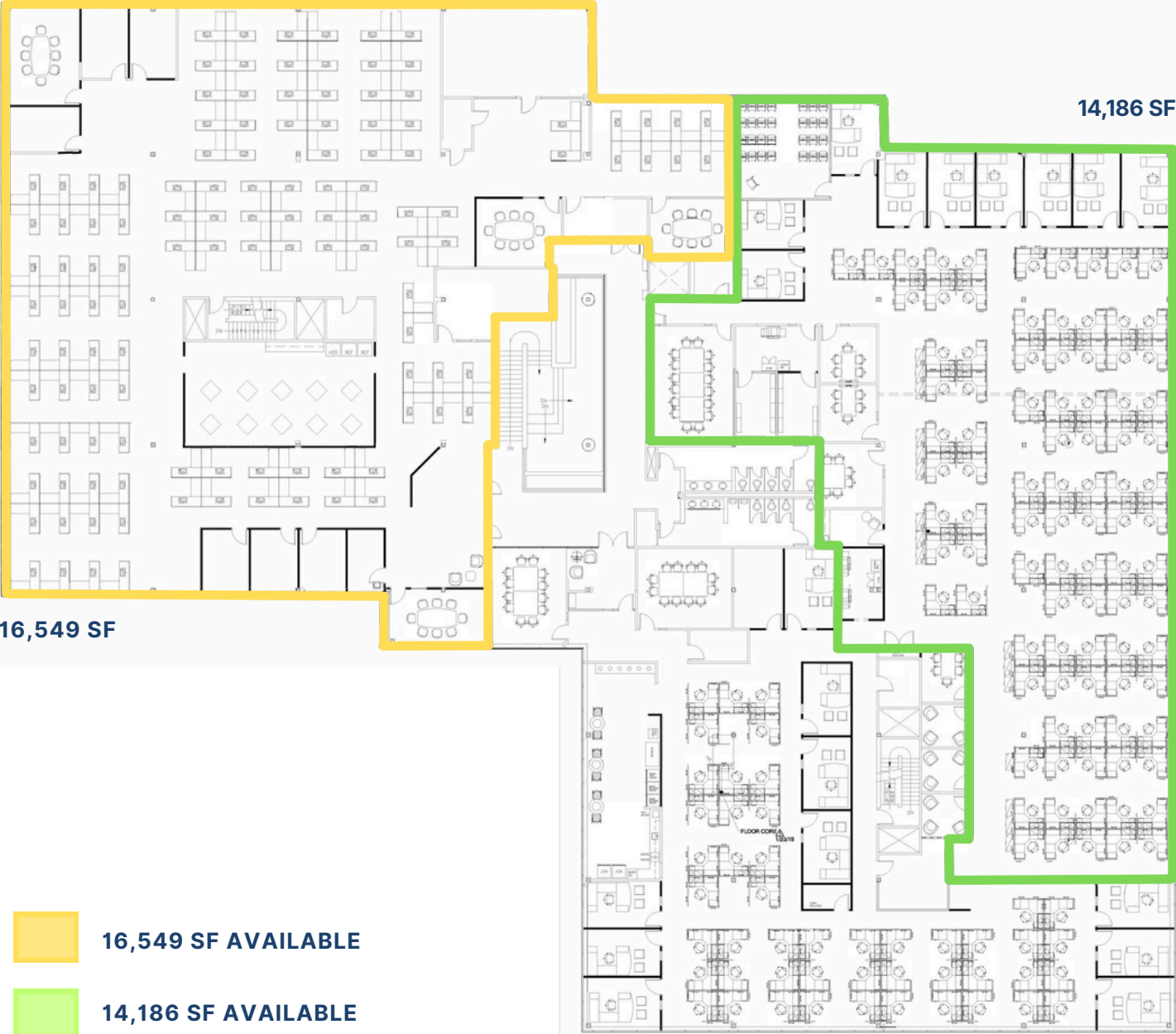
FIRST FLOOR | 2,731 SF



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# FLOOR PLAN

SECOND FLOOR | 30,735 SF



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## **AMENITIES LOCATED WITHIN 1 MILE**

### **RESTAURANTS**

110 Grill	Chipotle	Linguine's Italian Eatery	Qdoba
99 Restaurants	Evviva Trattoria	Longhorn Steakhouse	Raising Cane's
Dunkin'	Five Guys	Panera Bread	Starbucks
Chick-Fil-A	Hot Table Panini	McDonalds	Wendy's
	Jersey Mike's Subs	Protein House	

### **APEX ENTERTAINMENT**

Altitude Trampoline Park  
Goldfish Swim Academy  
Planet Fitness  
Spenga  
Title Boxing Club

### **HOTELS**

Hyatt Place  
Fairfield Inn & Suites  
Embassy Suites by Hilton

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