



**200 DONALD LYNCH**  
BOULEVARD

**FIRST CLASS  
OFFICE / FLEX SPACE IN  
MARLBOROUGH, MA**



**MINARDI**



**Kelleher  
Sadowsky**

# FIRST CLASS OFFICE/FLEX SPACE

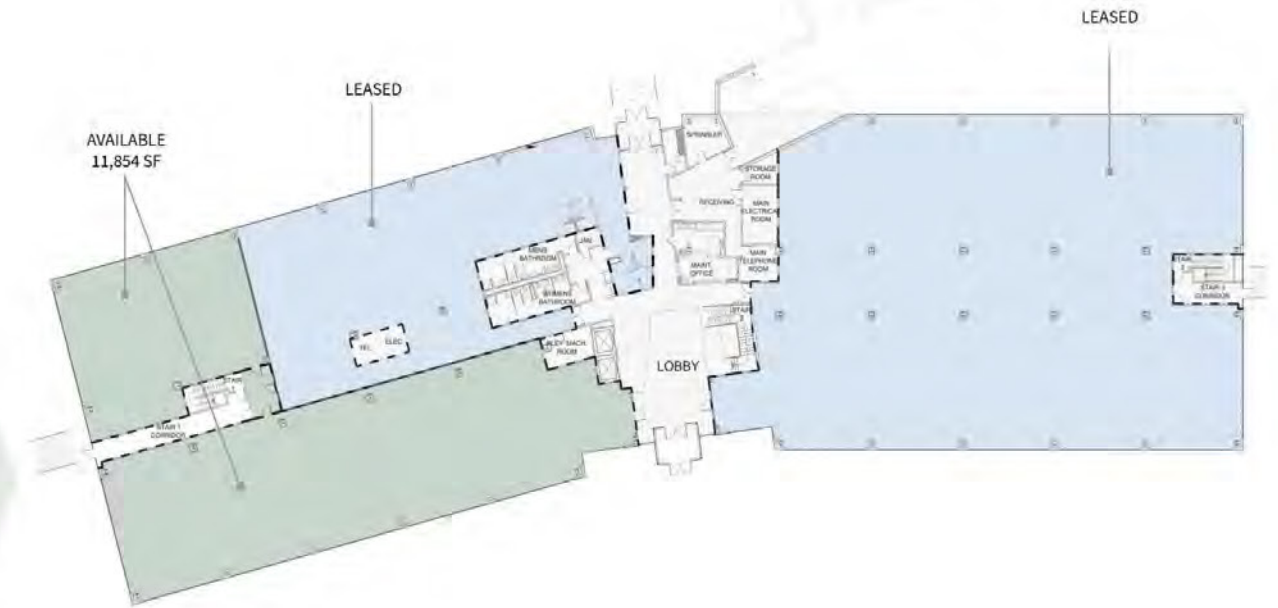
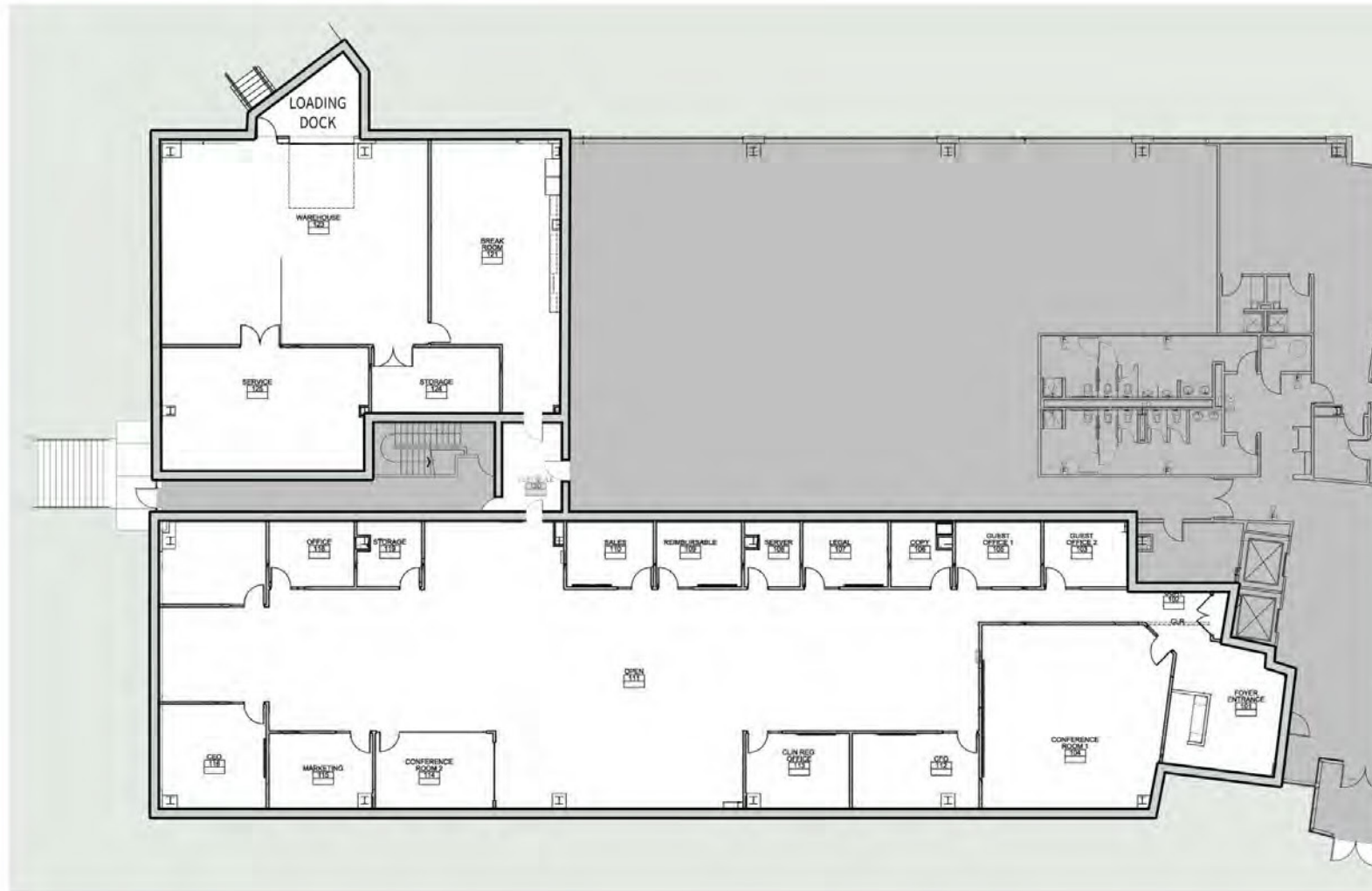


Introducing 11,854 SF of office/flex space in the heart of Solomon Pond Park. 200 Donald Lynch Boulevard is a 116,786 SF office/lab/flex building strategically situated at the junction of I-290 and I-495 with easy access to I-90. The two major tenants in the building are Sartorius and Lifeline.

# FIRST FLOOR | 11,854 SF

This first floor space consists of 11,854 SF of space and includes a dedicated tailboard height loading dock that has a 9' high x 10' wide loading door.

The space also includes 10 private offices, 1 large conference/training room, 2 medium sized conference rooms, 2 oversized Executive offices, on-site cafe, and a storage room.



# CONVENIENCE AND CONNECTIVITY

200 Donald Lynch Boulevard is located in the heart of Marlborough, MA offering convenience to major routes including Interstate 495, Route 20, Mass Pike, public transportation and a strong surrounding labor market. The community's forward-thinking leadership has led improved retail, exciting dining and entertainment options, and renovated municipal infrastructure including close proximity to the APEX Center and RK Centre.

## MARLBOROUGH LIFE SCIENCE HUB

Life science employment has grown **19%** in the last 5 years

The lab market has grown **100%** in the last 10 years

1 MSF of lab inventory in Marlborough

## CORPORATE NEIGHBORS

200 Donald Lynch Boulevard is within close proximity to many prestigious and growing corporations.



**200 DONALD LYNCH BOULEVARD**

**I-290**  
1 minute drive

**Route 20**  
2 minute drive

**RK Centers**  
5 minute drive

**APEX Center**  
5 minute drive

**I-495**  
5 minute drive

**Mass Pike**  
8 minute drive

## WITHIN 5 MILES...



**7,031**

people work in the professional / scientific / tech services



**50%**

of residents have bachelor degrees or higher

# IF IT'S NOT HERE, IT'S NEARBY

## WITHIN 3 MILES...



**80**  
Restaurants



**10**  
Grocery  
Stores



**69**  
Retail  
Locations



**20**  
Fitness  
Studios



**11**  
Hotels



## Stay

Embassy Suites by Hilton  
Holiday Inn Hotel & Suites  
Royal Plaza Trade Center Best  
Western Royal Plaza Hotel  
Fairfield by Marriott

Residence Inn, Marriott  
Hampton Inn  
Hyatt Place

## Dine

Wendy's  
Chipotle  
Starbucks  
Panera  
Longhorn Steakhouse  
McDonald's  
Ninety Nine Restaurant  
Dunkin Donuts  
Friendly's  
Hot Table Panini

Olive Garden  
TGI Fridays  
Boston Market  
ProteinHouse  
110 Grill  
Evviva Trattoria  
Pit Stop Tavern  
Okami  
Qdoba Mexican Eats  
Chick-fil-A

## More

Muse Paintbar  
TITLE Boxing Club  
Half Axe  
EMS Sports  
Best Buy  
DCU Credit Union  
Bank of America  
IC Federal Credit Union  
Planet Fitness

Dellaria Salons  
Dalla Nails & Spa  
European Wax Center  
SportClips Haircuts  
Oxford Smiles  
Pro Clean Auto Wash  
OfficeDepot/Office Max  
Hannafords  
Target

FOR MORE INFORMATION, CONTACT:

**Phil DeSimone**  
+1 508 635-6795

[DeSimone@kelleher-sadowsky.com](mailto:DeSimone@kelleher-sadowsky.com)

**Andrew Sherman**  
+1 508 841-6207

[Sherman@kelleher-sadowsky.com](mailto:Sherman@kelleher-sadowsky.com)

**Brian Johnson**  
+1 508-635-6783

[Johnson@kelleher-sadowsky.com](mailto:Johnson@kelleher-sadowsky.com)



**200 DONALD LYNCH**  
BOULEVARD

**FLOOR PLANS**  
200 Donald Lynch

**VISIT**

[www.minardipartners.com](http://www.minardipartners.com)

