

FOR LEASE

±2,483 SF RETAIL/FLEX SPACE | BRAND NEW CONSTRUCTION 2024

 **SVN** PARSONS COMMERCIAL
GROUP | BOSTON

90 SHREWSBURY STREET, BOYLSTON



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90 SHREWSBURY STREET, BOYLSTON

PROPERTY OVERVIEW

Class A Development



BRAND NEW CONSTRUCTION TO BE DONE IN 2024!

SVN | Parsons Commercial Group | Boston is pleased to announce the opportunity to lease space in the town of Boylston's brand new Class A development at 90 Shrewsbury Street. The property is under brand new construction/renovations and will be done in 2024. Trailside Boylston is home to 63 apartments ranging from one bedroom to three bedroom units matched with contemporary amenities. This is prime retail space in one of Worcester County's newest developments.

The building presents a unique opportunity to lease 2,482 SF of retail/flex space with an approved drive thru. The property sits on approximately 3.96 Acres with building amenities including; air conditioning, heating, kitchenette (oven, refrigerator), and building utilities including; sanitary (private septic), electric (225 amp 3 phase service) and water (municipal water).

The property is conveniently located on Route 140- just a 13 minute drive from I-290, a 12 minute drive Route 9 and a 19 minute drive to Mass Turnpike I-90. 90 Shrewsbury Street is located directly near downtown Worcester with many retailers, amenities and restaurants located nearby. Shrewsbury Street has a high traffic volume of 12,268 cars a day.

ZONING:

**RB (Route 140 Business District)
& FBD (Flexible Business Development District)**

ALLOWED USES INCLUDE:

Professional Offices, Banks, and Other Financial Institutions	Self-Storage (Special Permit)
Research & Development	Gasoline Station (Special Permit)
Medical Office/Laboratory/Clinic	Child Care Center
Outpatient Care Facility	Agricultural Uses



19 min drive



13 min drive



12 min drive

140

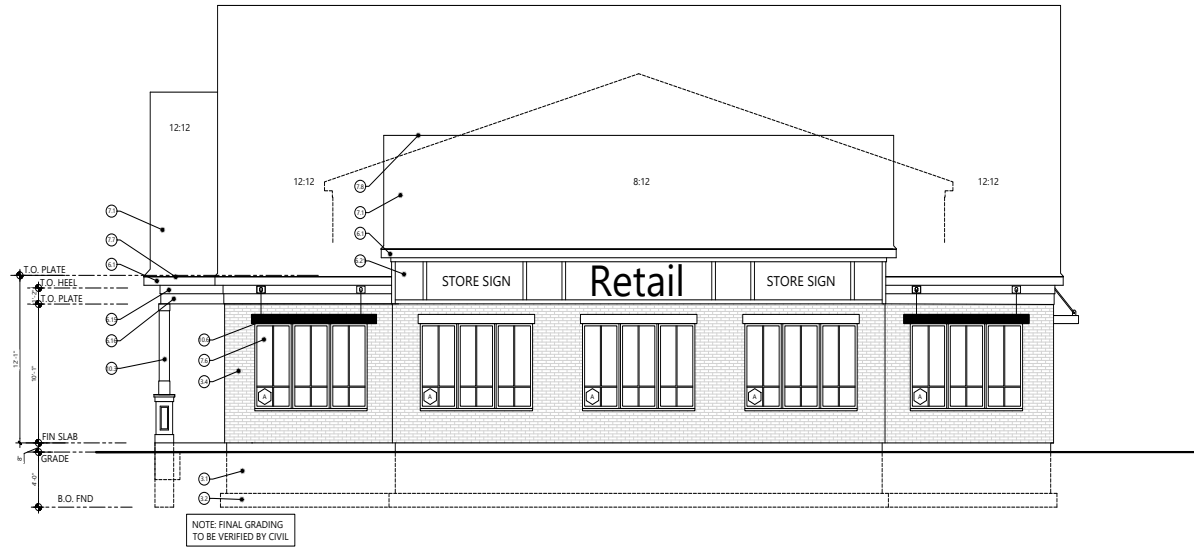
140

90 SHREWSBURY STREET
RETAIL/FLEX SPACE

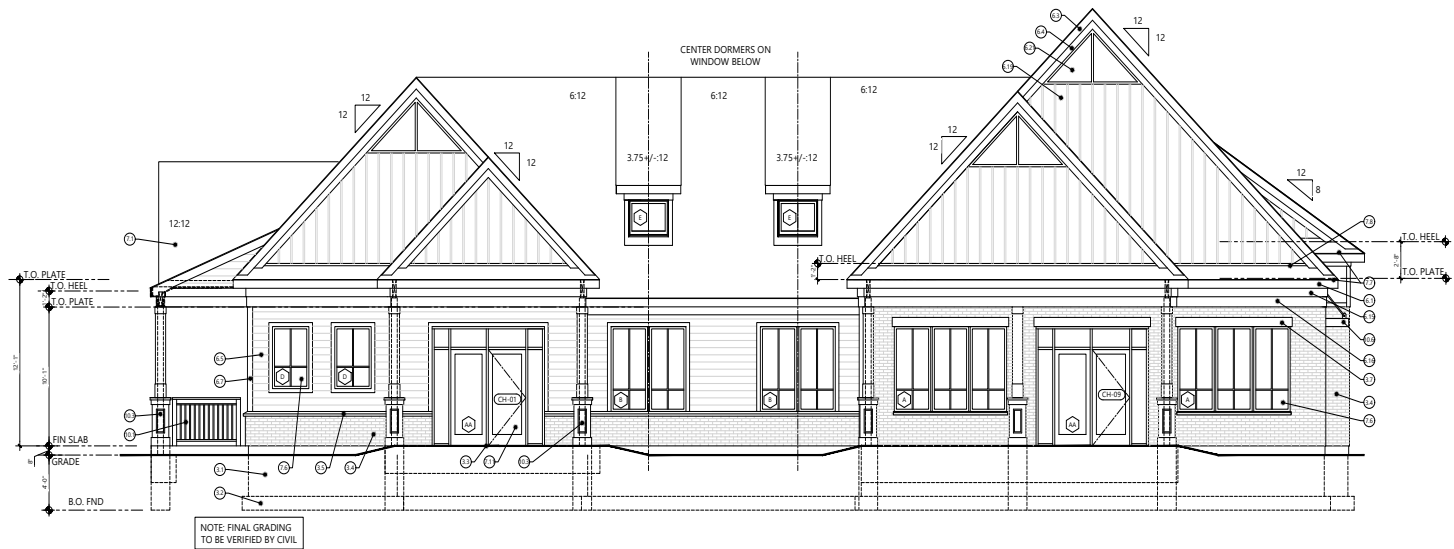
GARAGE SPACE

TRAILSIDE APARTMENTS
63 UNITS





2 RIGHT ELEVATION
SCALE: 1/4"=1'-0" — 2018-CLUB-ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4"=1'-0" — 2018-CLUB-ELEVATIONS

PLUMBING FIXTURE CALCULATIONS

REQUIRED PLUMBING FIXTURE CALCS BASED ON: 2015 IBC TABLE 2902.1 MIN. NUMBER OF REQUIRED PLUMBING FIXTURES

-CALCULATED INTERIOR CLUBHOUSE USER LOAD IS 185 (93 FEMALES & 92 MALES)

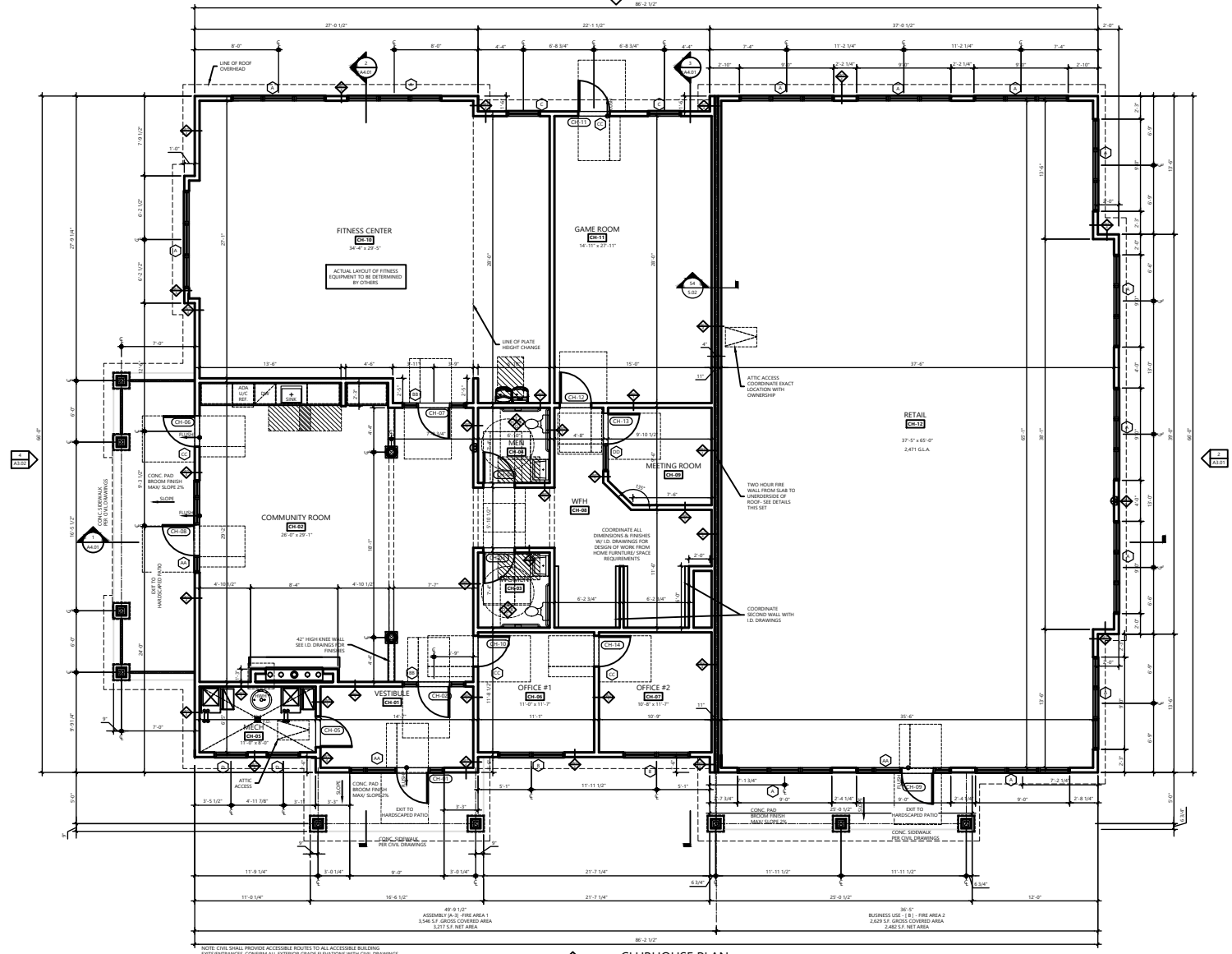
OCCUPANCY USE GROUP A-3	
REQUIRED FIXTURES - MALES	FEMALES
WATER CLOSETS	17 USE
LAVATORIES	17 USE
DRINKING FOUNTAINS	17 USE
1 SERVICE SINK REQUIRED	PER 500 OCCUPANTS

-MALES REQUIRE 1 WATER CLOSET & 1 LAVATORY
-FEMALES REQUIRE 1 WATER CLOSET & 1 LAVATORY

TOTAL PLUMBING FIXTURES PROVIDED:

MALES	2 WATER CLOSET, 1 LAVATORY, 3 LAVATORIES
FEMALES	3 WATER CLOSET, 1 LAVATORY, 1 DRINKING FOUNTAIN, 1 SERVICE SINK SINK

DRINKING FOUNTAIN - ONE PER 1,000 PERSONS

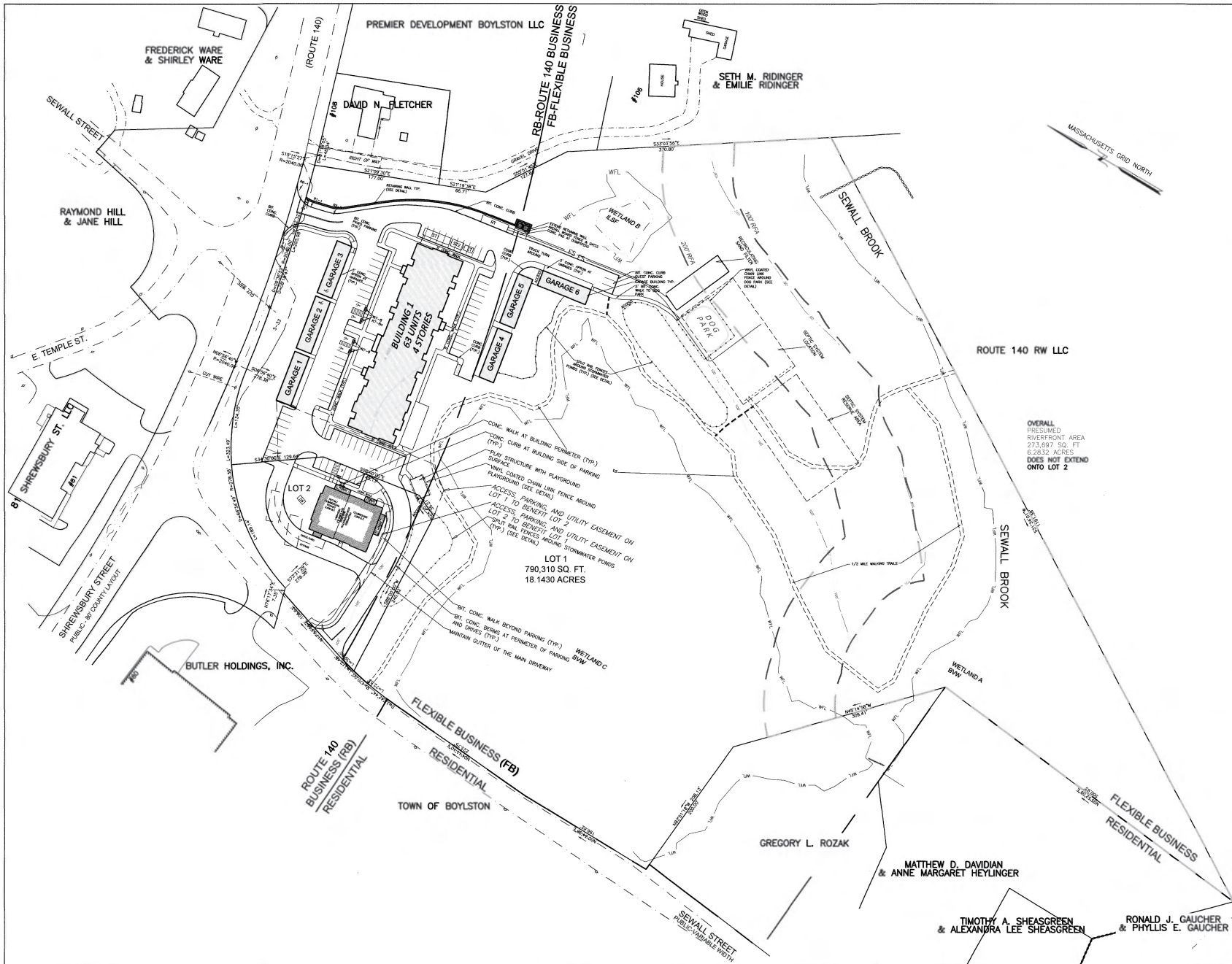


NOTE: CIVIL SHALL PROVIDE ACCESSIBLE ROUTES TO ALL ACCESSIBLE BUILDING EXITS/ENTRANCES. CONFIRM ALL EXTERIOR GRADE ELEVATIONS WITH CIVIL DRAWINGS.

CLUBHOUSE PLAN
SCALE: 1/4"=1'-0" — 2018-CLUB-PLN-01

file: 2018-SHT-A0201.DWG

CLUBHOUSE FLOOR PLAN



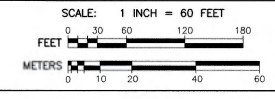
- LEGEND**
- ⊗ SOIL TEST PIT
 - EXISTING GATCH BASIN
 - EXISTING DRAIN MANHOLE
 - EXISTING SEWER MANHOLE
 - EXISTING HYDRANT
 - EXISTING WATER GATE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT ON POLE
 - EXISTING STREET SIGN
 - EXISTING HANDICAP RAMP
 - EXISTING DRAIN PIPE
 - EXISTING SEWER PIPE
 - EXISTING WATER PIPE
 - EXISTING OVERHEAD WIRES
 - EXISTING BERM OR CURBING
 - EXISTING EDGE OF PAVEMENT
 - GRANITE MONUMENT
 - CONCRETE MONUMENT
 - 2' CONTOUR
 - 10' CONTOUR
 - EXISTING SPOT GRADE
 - STREAM
 - WETLAND BOUNDARY
 - 100-FT BUFFER ZONE

NOTE:
 THE PROPOSED BUILDING ON LOT 2 WAS SHOWN AS FUTURE COMMERCIAL BUILDING ON THE SITE PLAN THAT WAS SUBMITTED TO THE ZONING BOARD OF APPEALS AND APPROVED AS PART OF THE TRAILSIDE APARTMENTS 40B DEVELOPMENT. THE BUILD-OUT OF LOT 2 IS BEING SUBMITTED TO THE CONSERVATION COMMISSION FOR A STORMWATER CONTROL PERMIT AND TO THE PLANNING BOARD FOR A SPECIAL PERMIT IN THE WETLAND PROTECTION OVERLAY DISTRICT.

OVERALL PRESUMED RIVERFRONT AREA
 273,697 SQ. FT.
 6.2832 ACRES
 DOES NOT EXTEND ONTO LOT 2

THOMPSON-LISTON ASSOCIATES, INC.
 Professional Engineers, Professional Land Surveyors
 Erosion Control Specialists
 51 Main Street, Post Office Box 570, Boylston, MA 01505
 Telephone 508 569 6151 www.thompsonliston.com

CLT. NO.	1002	JOB NO.	039-1870
DATE:	MARCH 10, 2023	DWG. NO.	CASA_DM6_BOYLSTON
REVISIONS			
DATE:	DESCRIPTION		
6/6/2023	ISSUE FOR LOT 2 PERMITTING		



TRAILSIDE NON-RESIDENTIAL BUILDING
 100 SHREWSBURY STREET LOT 2
 BOYLSTON, MASSACHUSETTS
 PREPARED FOR
 BROOKSIDE APARTMENTS, LLC
 P O BOX 1205
 WESTBOROUGH MA 01581





90 SHREWSBURY
BOYLSTON, MA

FOR MORE INFORMATION, CONTACT: _____



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