

● BIRCHWOOD BUSINESS PARK • 25 & 37 BIRCH STREET  
MILFORD, MA



# Where business *grows.*

Located just off Interstate 495 and minutes from the Massachusetts Turnpike, Birchwood Business Park is a premier 159,462 SF four-building office campus located at 25 & 37 Birch Street in Milford, MA.



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# *A better business Address.*

Birchwood Business Park is a premier 159,462 SF four-building office campus, strategically located off of interstate 495 in Milford, MA. With multiple spaces available, the park offers a flexible mix of office space designed to accommodate the evolving needs of modern businesses.

Set within a professionally managed campus environment, Birchwood Business Park combines exceptional accessibility, abundant parking, and modern layouts to provide tenants with a highly functional workplace in one of MetroWest's most established commercial corridors.



**159,462** SF  
OFFICE PARK



# Building *specifications.*

## AVAILABILITY

### 25 Birch Street

- Building B: 8,117 RSF
- Building C: 5,423 RSF
- Building C: 6,904 RSF

### 37 Birch Street

- Building D: 11,700 RSF

## ZONING

Highway Industrial (IB)

## UTILITIES

- Town water/sewer
- National Grid / Eversource natural gas & electric
  - \* All spaces separately metered for gas & electric. Tenant pays direct to provider.

## PROPERTY MANAGEMENT

On-site professional management

## PARKING

Surface parking (3.5 spaces / 1,000 RSF)



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# Visualize your future workspace.

25 BIRCH STREET | BUILDING B  
8,117 RSF • First-Floor



25 BIRCH STREET | BUILDING C  
5,423 RSF • Third-Floor



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# *Visualize your future workspace.*

25 BIRCH STREET | BUILDING C  
6,904 RSF • Third-Floor • Subdividable to 2,700 RSF & 3,985 RSF

37 BIRCH STREET | BUILDING D  
11,700 RSF • Second-Floor



# Access without compromise.

Due to its proximity to Boston, Providence, and Worcester, and its lower occupancy cost, Milford has long been a regional hub for a diverse mix of professional, technology, healthcare, and other service-oriented companies. Birchwood Business Park provides tenants with the advantage of quick and easy access to the office, as well as many local amenities surrounding it.

For companies seeking a professional office environment with excellent regional connectivity and a lower occupancy cost than the 128 corridor or Boston, look no further than Birchwood Business Park.



DRIVE TIMES		MAJOR CORRIDORS	
Worcester • 25 min	I-495 • Direct	I-90 (Mass Pike) • 10 min	
Boston • 45 min	Rt. 16 • 1 min	Rt. 85 • 5 min	
Providence • 35 min	Rt. 9 • 12 min		

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# Request *a tour.*

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## Kelleher & Sadowsky

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