

2, 4 & 5 MOUNT ROYAL

# KNOWLEDGE PARK

## MARLBOROUGH, MA



Now Leasing: Premier Class A Office Suites | ±1,225–11,600 SF

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**NAI** Parsons Commercial  
Group Boston

# 2, 4 & 5 MOUNT ROYAL

## KNOWLEDGE PARK MARLBOROUGH, MA



### Convenient Location:

Prominently situated overlooking the interchange of Route 20 and Route 495



### Established Class A Office Park:

Three building office park totaling over 158,000 RSF of first quality office space, with suites ranging from as small 700 SF to 13,000 SF.



### Nearby Amenities:

Many restaurants, hotels, stores, banks, and other service establishments within close proximity to the office park.



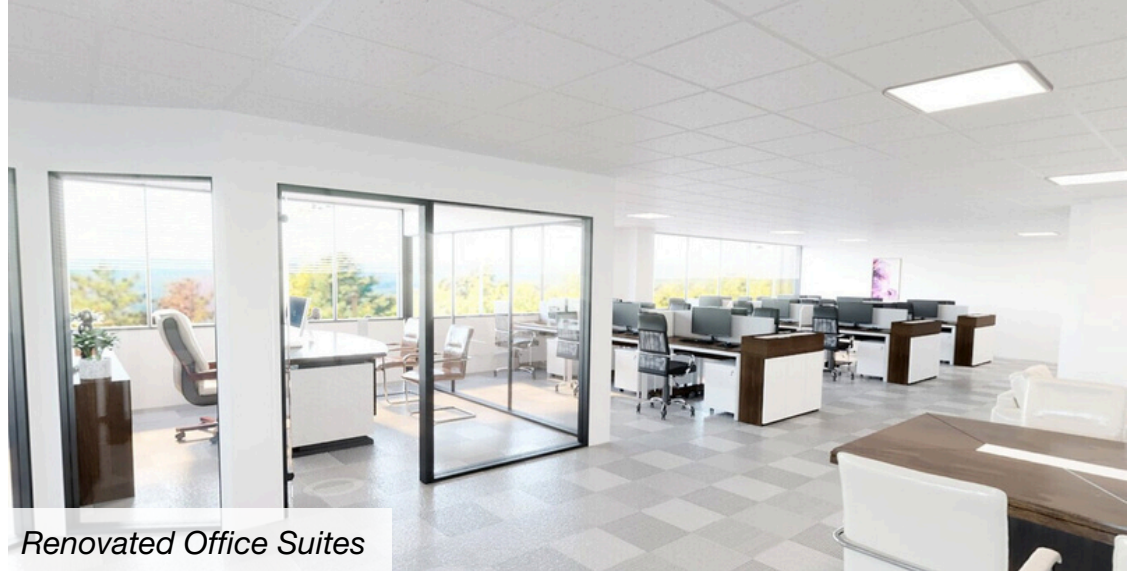
### Onsite Amenities:

Newly renovated club room, ample parking, fitness center with showers, Starbucks on tap and ample parking for all tenants.

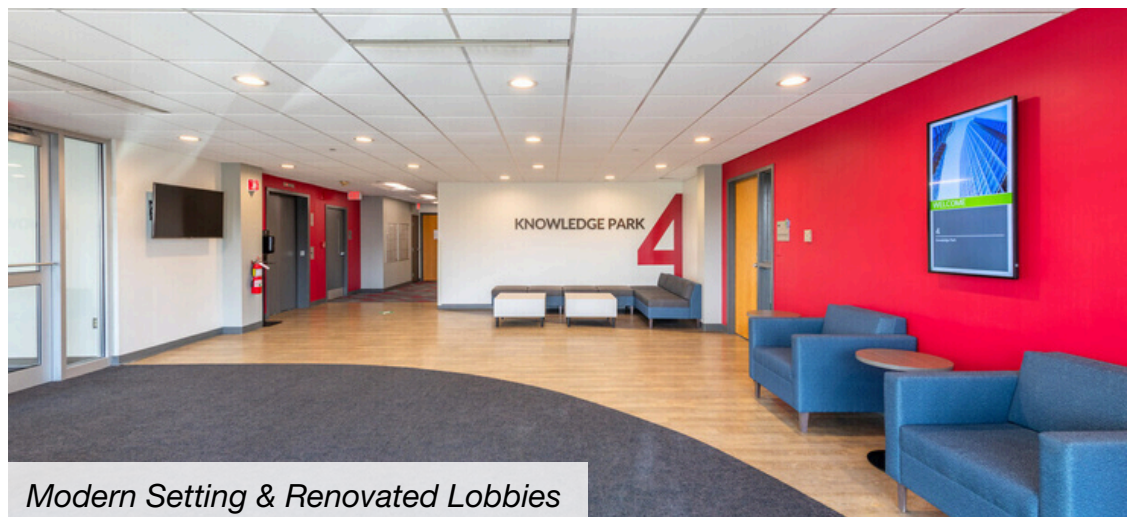


### Onsite Loading:

Loading dock access



*Renovated Office Suites*



*Modern Setting & Renovated Lobbies*



*On-site Cafe*



# 2 MOUNT ROYAL

# 4 MOUNT ROYAL

# 5 MOUNT ROYAL

**Total Building:** ±64,135 SF  
**Availability:** ±1,225 - 2,481 SF  
**Floors:** Five

**Total Building:** ±44,713 SF  
**Availability:** ±2,183-11,609 SF  
**Floors:** Four

**Total Building:** ±49,310 SF  
**Availability:** ±3,334 - 4,027 SF  
**Floors:** Four

## CURRENT AVAILABILITY:

3rd Floor | ±1,225 SF Office

4th Floor | ±2,481 SF Office

4th Floor | ±1,769 SF Office

## CURRENT AVAILABILITY:

1st Floor | ±2,183 SF Office

2nd Floor | ±5,000-11,609 SF Office

## CURRENT AVAILABILITY:

Lower Level | ±3,334 SF Office

1st Floor | ±4,027 SF Office

1st Floor | ±4,078 SF Office

2nd Floor | ±3,768 SF Office

# KNOWLEDGE PARK

## MARLBOROUGH, MA



Premier Destination for Office Professionals



### Prime Visibility & Access

Conveniently located at the intersection of Route 20 and I-495, Knowledge Park offers excellent highway visibility and easy access to major roadways.



### Nearby Amenities

Enjoy walkable access to restaurants, hotels, fitness centers, and entertainment venues- providing added convenience and comfort for tenants and visitors.



### Strategic Commuter Location

Located in central Marlborough makes Knowledge Park ideal for employees commuting from across Greater Boston, reducing travel time and expanding access to top talent.



### HOTELS

<b>Hyatt Place Marlborough</b>	5 Minutes
<b>Hampton Inn Boston</b>	5 Minutes
<b>Best Western Royal Plaza</b>	5 Minutes
<b>Embassy Suites by Hilton</b>	4 Minutes
<b>Courtyard By Marriott</b>	4 Minutes



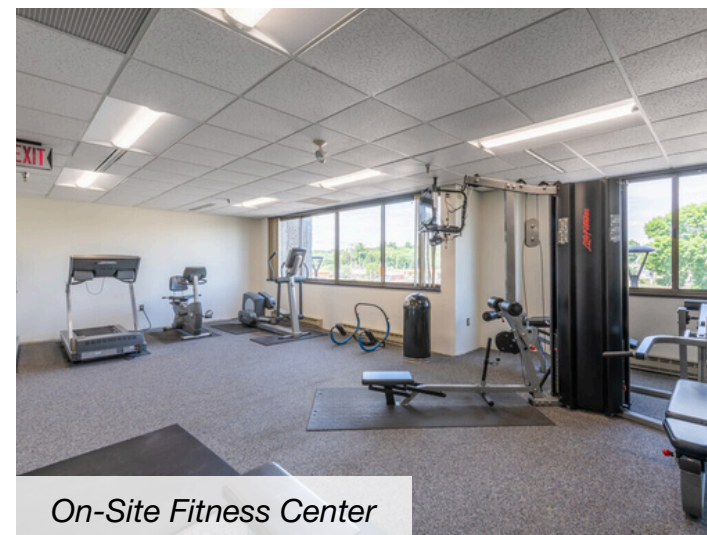
### SHOPPING & ENTERTAINMENT

<b>APEX Entertainment</b>	2 Minutes
<b>Hannaford Supermarket</b>	5 Minutes
<b>Solomon Pond Mall</b>	9 Minutes
<b>Target</b>	9 Minutes
<b>Post Road Plaza</b>	9 Minutes
<b>The Shops at Highland Commons</b>	9 Minutes



### RESTAURANTS

<b>Dunkin Donuts</b>	1 Minute
<b>The 99 Restaurant</b>	2 Minutes
<b>Jersey Mikes Subs</b>	2 Minutes
<b>Chick Fil A</b>	2 Minutes
<b>Raising Canes</b>	3 Minutes
<b>McDonalds</b>	3 Minutes
<b>Wendy's</b>	3 Minutes
<b>ProteinHouse Marlborough</b>	3 Minutes
<b>LongHorn Steakhouse</b>	3 Minutes
<b>Evviva Trattoria</b>	4 Minutes
<b>Hot Table</b>	4 Minutes
<b>110 Grill</b>	4 Minutes
<b>Q'Doba</b>	4 Minutes



*On-Site Fitness Center*

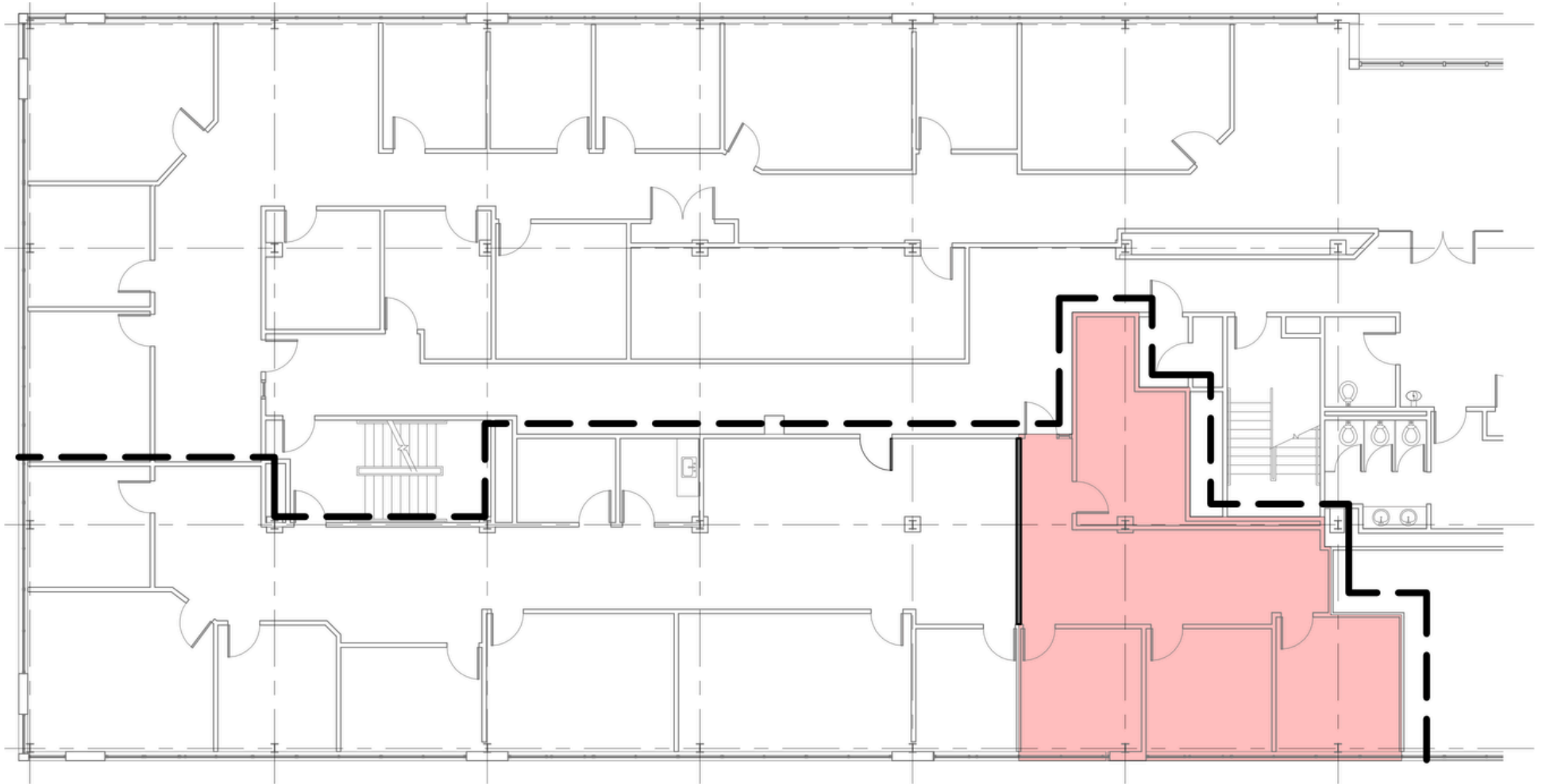
*Cafe & Club Room with Starbucks*



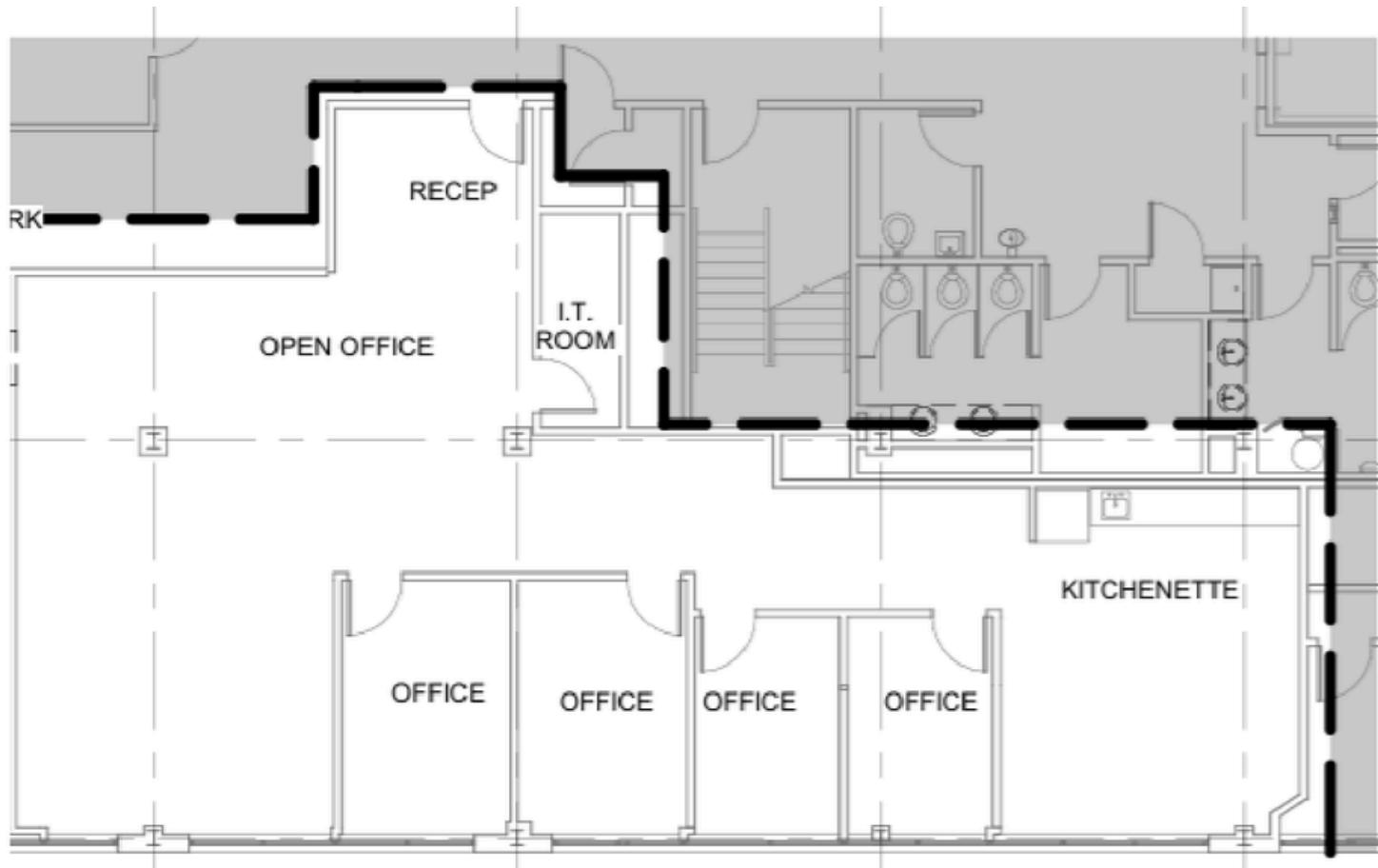
# 2 MOUNT ROYAL

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**KNOWLEDGE PARK**  
MARLBOROUGH, MA

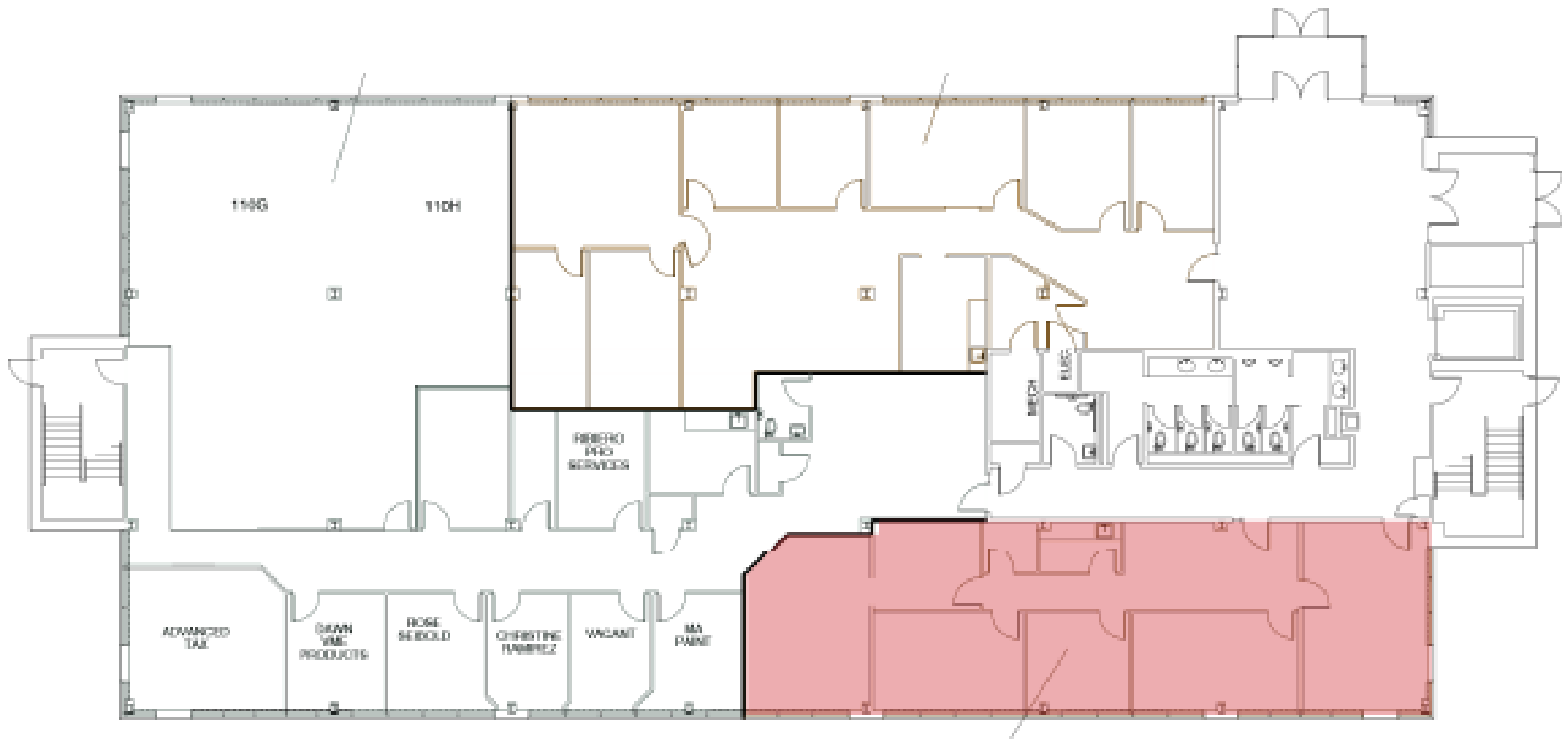


Third Floor | ±1,225 SF Office



# 4 MOUNT ROYAL

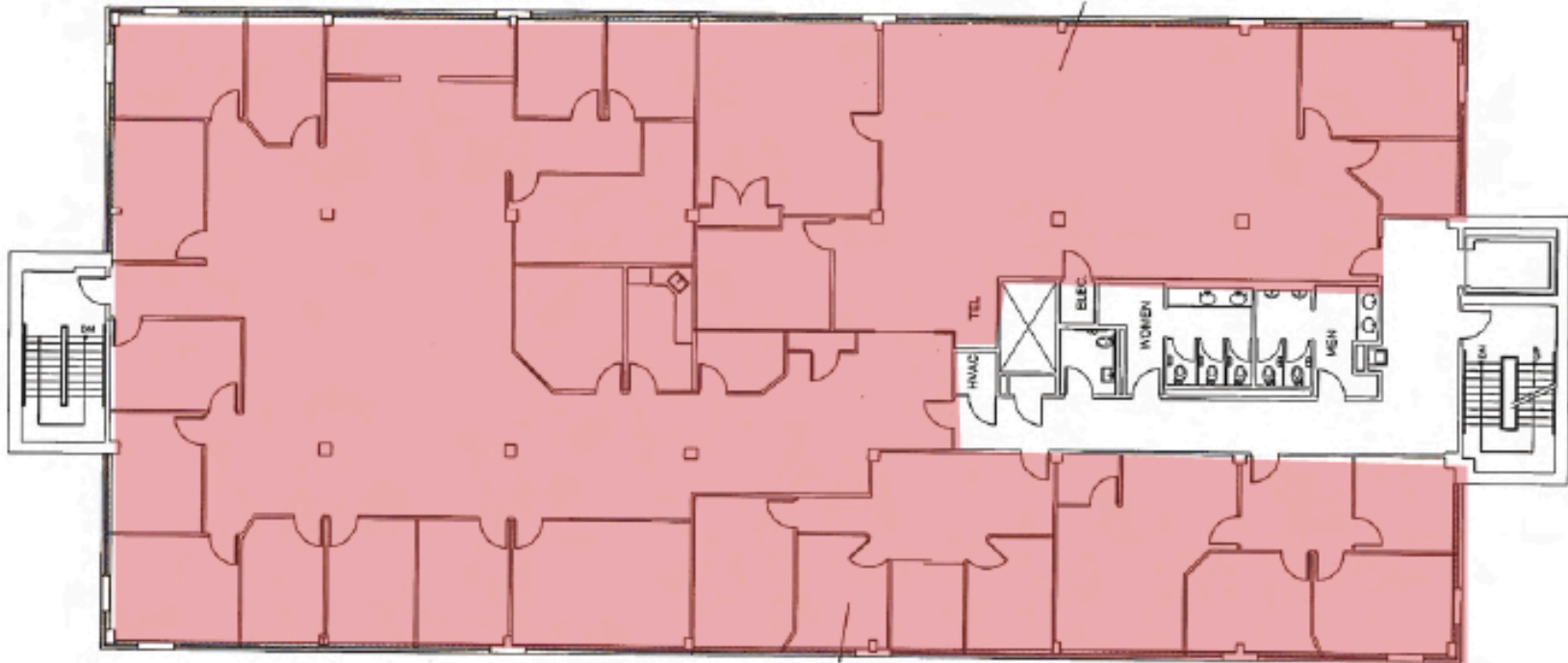
KNOWLEDGE PARK  
MARLBOROUGH, MA



First Floor | ±2,183 SF Office

# 4 MOUNT ROYAL

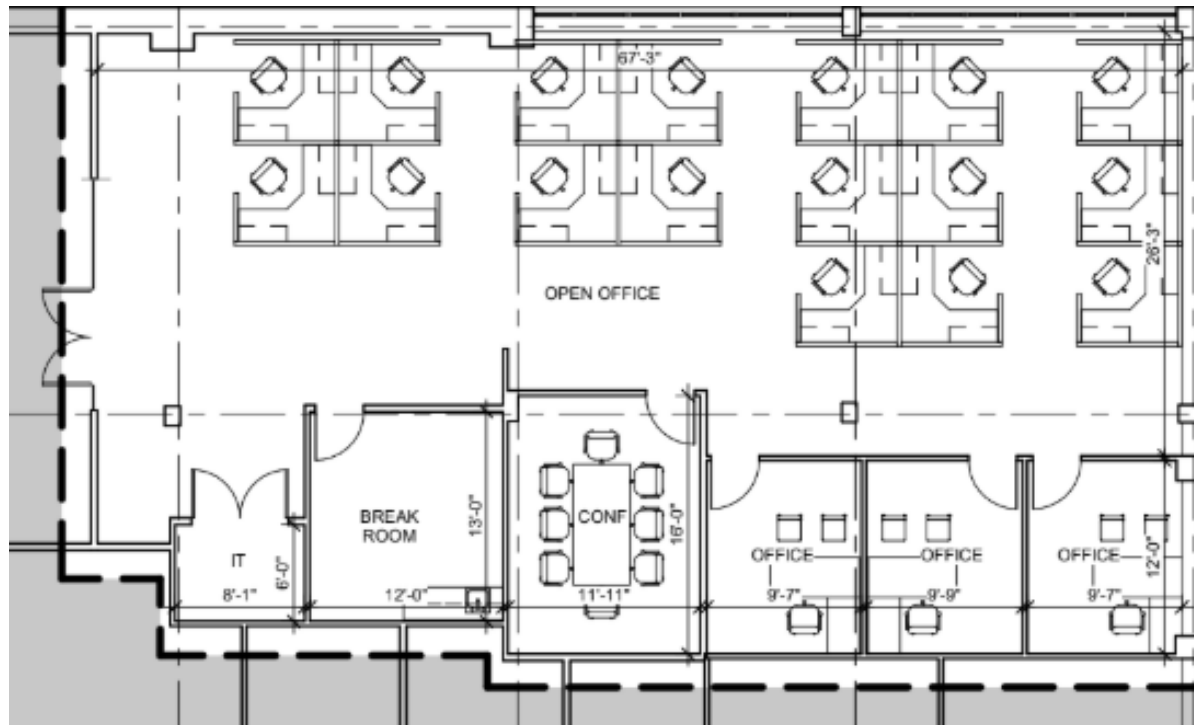
**KNOWLEDGE PARK**  
MARLBOROUGH, MA



Third Floor | ±5,000-11,609 SF Office

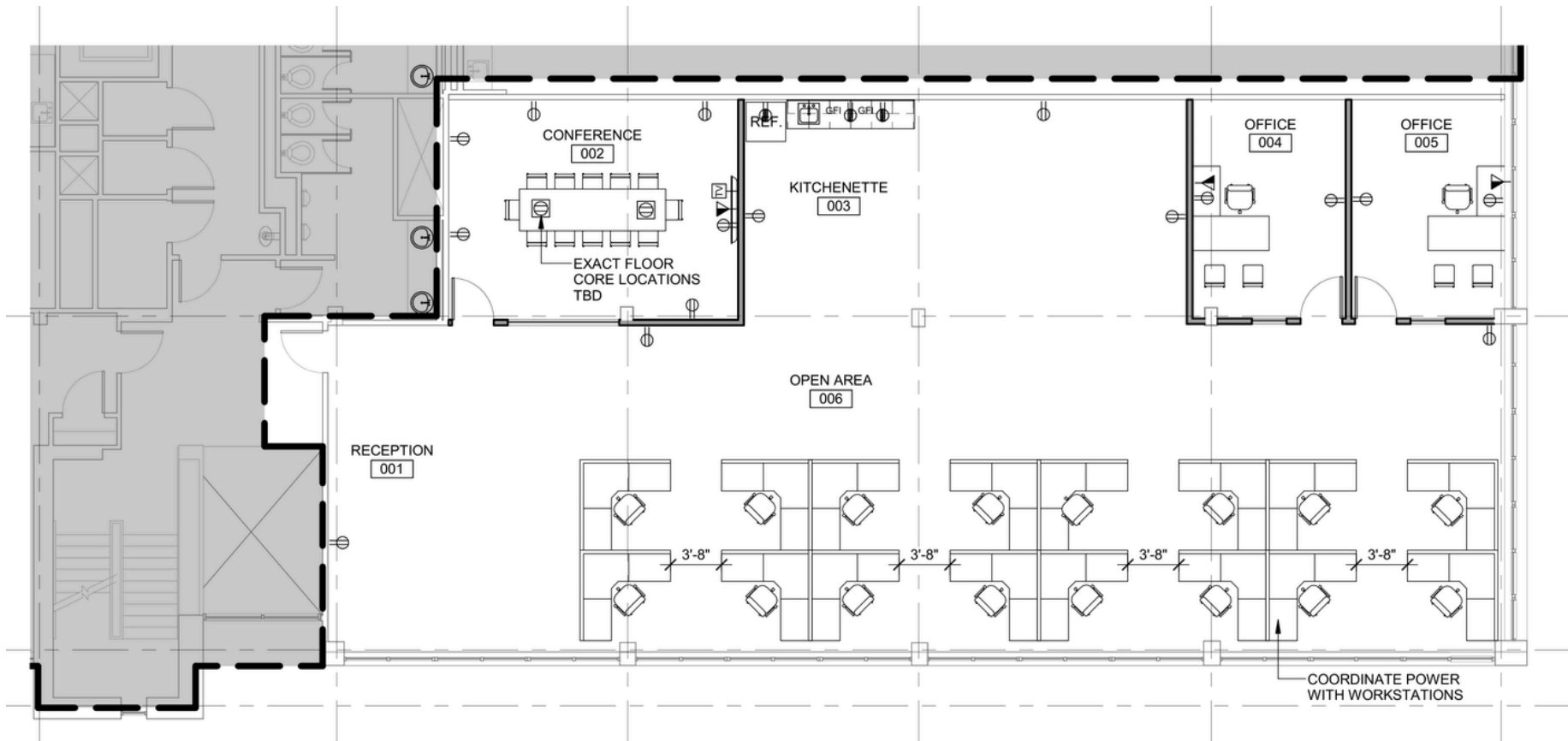
# 5 MOUNT ROYAL

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MARLBOROUGH, MA



Lower Level | ±3,334 SF Office

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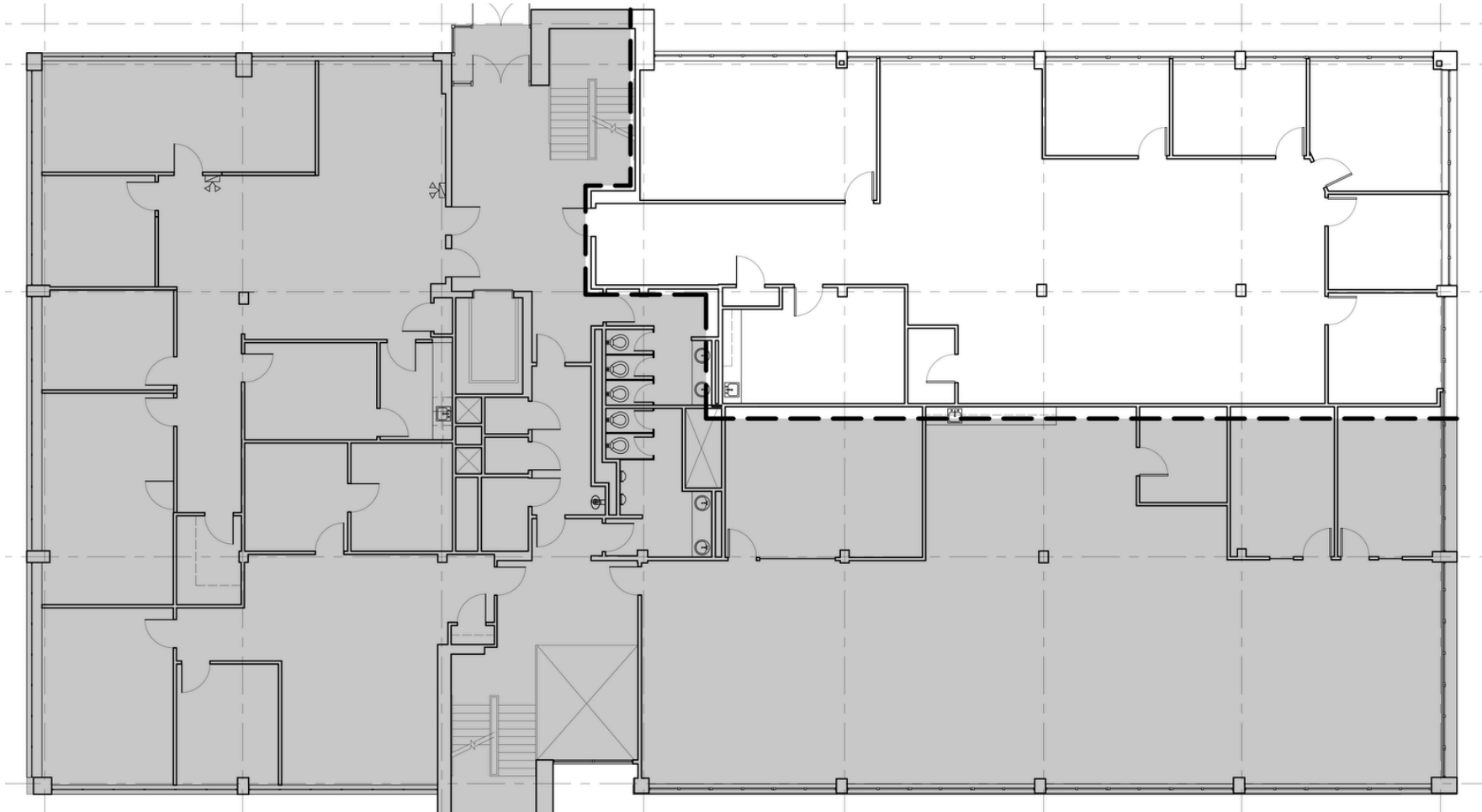


First Floor | ±4,027 SF Office

# 5 MOUNT ROYAL

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First Floor | ±4,078 SF Office

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