

CORDAVILLE OFFICE CENTER

153 Cordaville Road, Southborough, MA

3,687 SF

OFFICE SPACE
FOR LEASE
SOUTHBOROUGH, MA

FIRST CLASS OFFICE SPACE

Capital Group Properties is pleased to present a first class leasing opportunity at Cordaville Office Center. Located at the intersection of Routes 9 & 85, Cordaville Office Center is easily accessible to the area's major roadways including Interstates 90 & 495, and it is just 30 minutes west of Boston and Logan International Airport. Cordaville Office Center is located across the street from numerous retail amenities and a short drive to five major hotels.

Cordaville Office Center is a 3-Story, 42,000 SF office building constructed of red brick and architectural block with ribbon band windows. The building has a striking 2-story lobby, professionally landscaped grounds and an energy-efficient climate control system.

OPPORTUNITY HIGHLIGHTS



Energy efficient building



Renowned building ownership



Recently renovated two-story atrium lobby



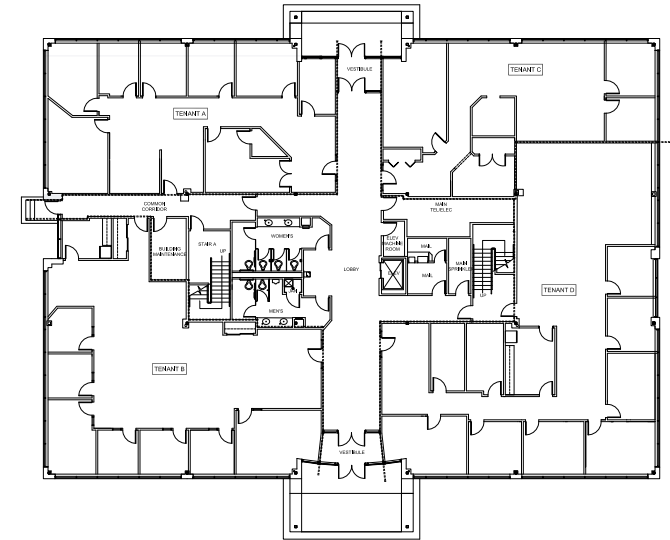
Onsite parking



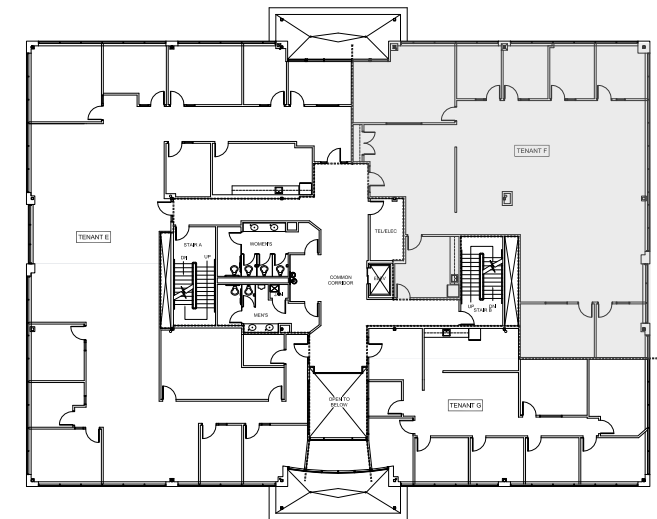
Located at the intersection of Route 9 and Route 85

FLOOR PLANS

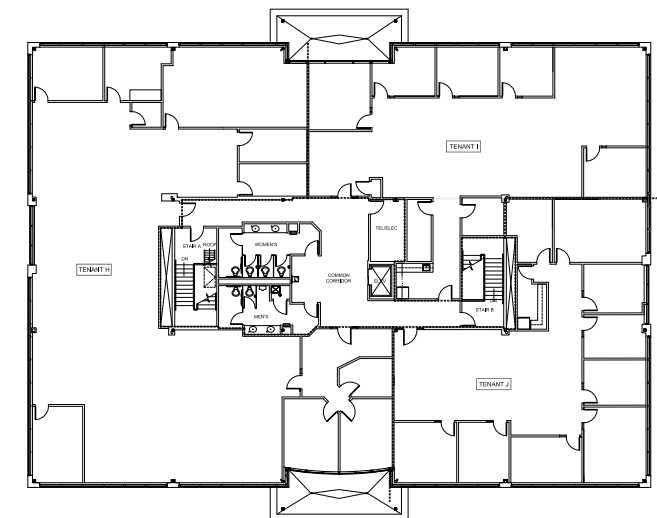
FIRST FLOOR | *Fully Leased*



SECOND FLOOR | *Fully Leased*



THIRD FLOOR | *3,687 SF*



Suite 310
3,687 SF

BUILDING SPECIFICATIONS

BUILDING SIZE	42,000 SF
AVAILABLE SPACE	3rd Floor: Suite 310: 3,687 SF
PARKING	3.5/1,000 SF
FLOORS	Three
HVAC	Energy efficient, multi-zone system
CONSTRUCTION	Brick and architectural block and precast accents, oversized solar green ribbon windows, two-story glass atrium.



For more information please contact:

James Vazza
+ 508 229 1824
leasingmgr@cgpllc.net

Sam Bartoes
+ 508 229 1813
leasing2@cgpllc.net



capitalgroupproperties.com