

313 BOSTON POST ROAD

MARLBOROUGH, MA

FOR LEASE



2,731 SF & 16,549 SF OFFICE SPACE AVAILABLE

PROPERTY TYPE:	OFFICE	AVAILABLE SPACE:	1ST FLOOR 2,731 SF
BUILDING SIZE:	110,739 SF		2ND FLOOR 8,000 - 16,549 SF
YEAR BUILT:	1986	PARKING:	243 - RATIO: 3.12/1,000
LAND AREA:	5.45 AC	COMMON LOADING:	TWO (2) DRIVE-IN DOORS
STORIES:	2	AMENITIES:	HIGH-END FITNESS CENTER WITH LOCKER ROOMS & SHOWERS
LEASE RATE:	\$18.50/SF PLUS TE	LOWER LEVEL STORAGE SPACE ALSO AVAILABLE	
		AVAILABLE SPACE: 5,000 – 25,793 SF	
		LEASE RATE: \$8.50/SF	

R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

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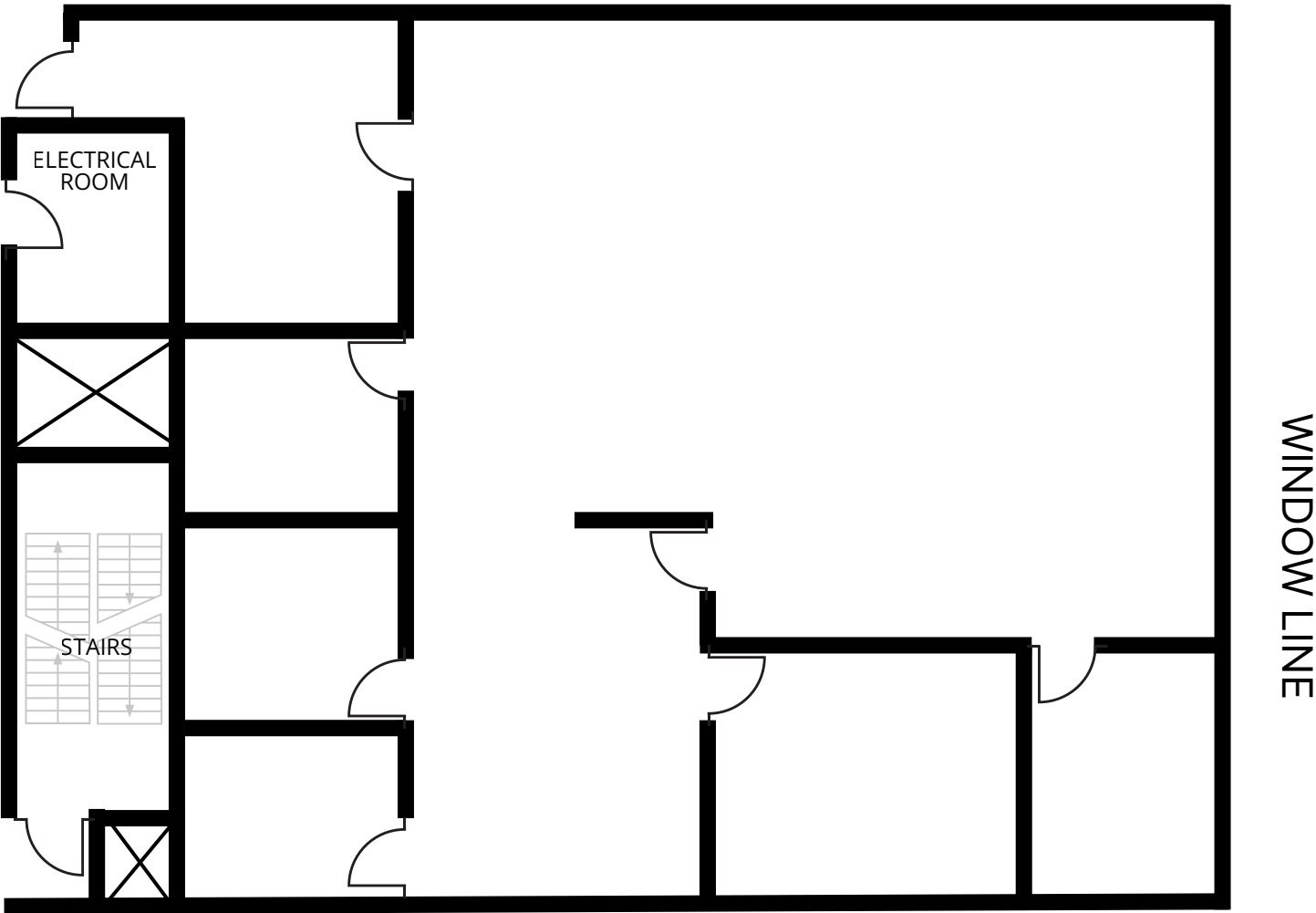
LOCAL OWNERSHIP



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FLOOR PLAN

FIRST FLOOR | 2,731 SF



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FLOOR PLAN

SECOND FLOOR | 8,000 - 16,549 SF



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AMENITIES LOCATED WITHIN 1 MILE

RESTAURANTS

110 Grill	Chipotle	Linguine's Italian Eatery	Qdoba
99 Restaurants	Evviva Trattoria	Longhorn Steakhouse	Raising Cane's
Dunkin'	Five Guys	Panera Bread	Starbucks
Chick-Fil-A	Hot Table Panini	McDonalds	Wendy's
	Jersey Mike's Subs	Protein House	

APEX ENTERTAINMENT

Altitude Trampoline Park
Goldfish Swim Academy
Planet Fitness
Spenga
Title Boxing Club

HOTELS

Hyatt Place
Fairfield Inn & Suites
Embassy Suites by Hilton

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