

293 BOSTON POST ROAD

Marlborough, MA

**Class A Office/Flex
& Lab for Lease**

Premier MetroWest Location



Lincoln

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KSPartners  **KSLABS**
@293



Property Highlights

- **Full Amenity Package**
On-site amenities include conference center & lounge, full service cafe serving breakfast & lunch, fitness center with sauna, and on-site day care center adjacent to the property
- **Premier Location**
Direct access to I-495 and Route 20 with more than 50 dining, shopping & entertainment options within one mile
- **Class A Image with Flex Property Attributes**
 - 5-story atrium lobby with recently renovated front entry
 - Clear heights of 13'9" floor to deck
 - Robust power
 - Two (2) building common tailboard height loading docks with common loading/unloading area
 - Largest freight elevator in the market, servicing every floor

Availability

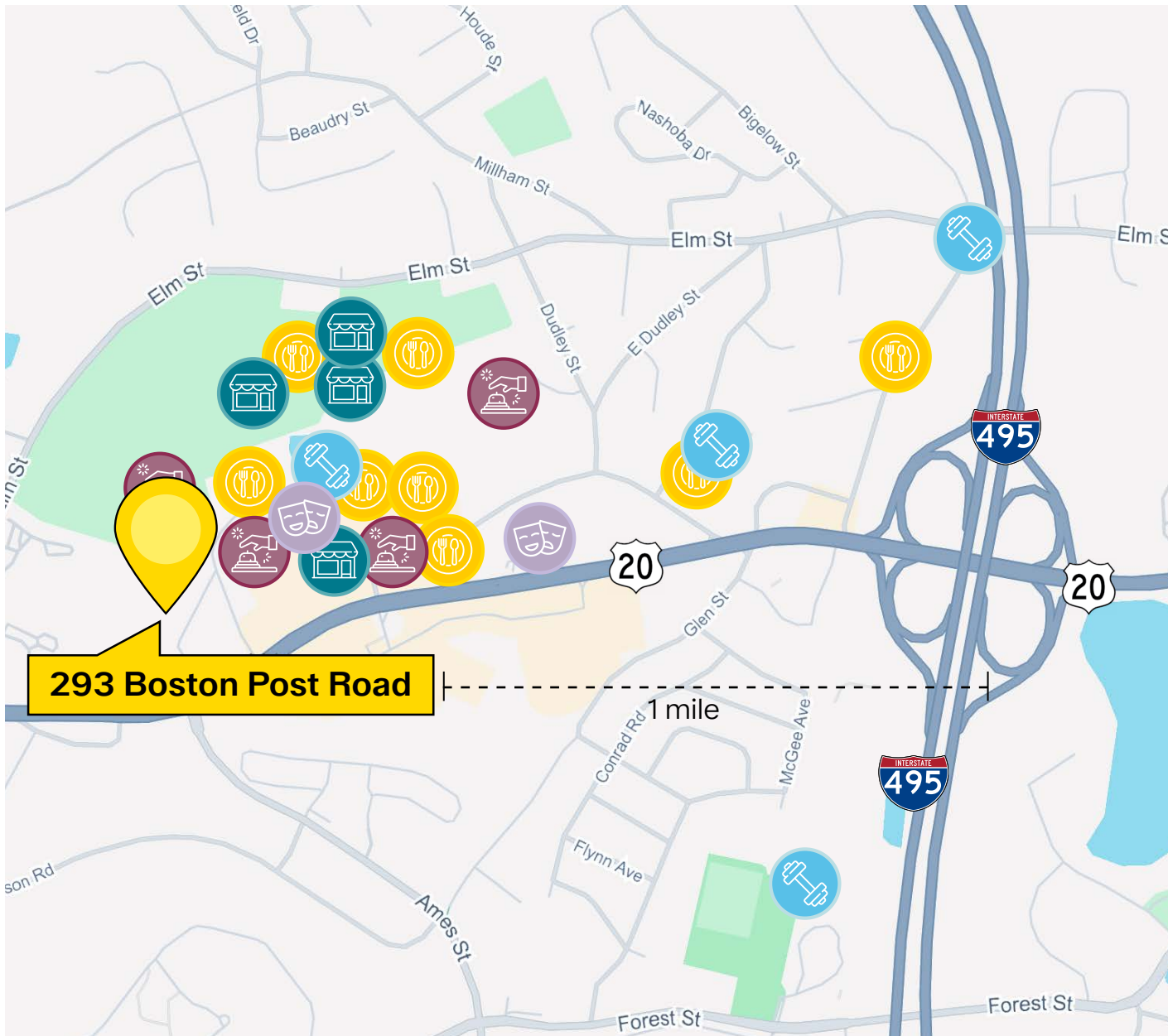
View on VTS Marketplace



Freight Elevator

Dimensions	8'6" x 7'0"
Capacity	5,000 lbs

Local Amenities



FOOD

- 110 Grill
- Chipotle Mexican Grill
- Ninety Nine RESTAURANT & PUB
- Jason's Mies
- Panera Bread
- QDOBA
- FIVE GUYS BURGERS and FRIES
- Friendly's
- Chick-fil-A
- PROTEINHOUSE HEALTHY · FIT · KITCHEN



HOTEL

- Hampton
- HYATT PLACE
- EMBASSY SUITES BY HILTON
- FAIRFIELD INN & SUITES Marnot



FITNESS

- TITLE BOXING CLUB
- planet fitness
- Fore Kicks
- Orangetheory FITNESS



CONVENIENCE

- Bank of America
- Hannaford
- Citizens Bank
- OfficeMax



ENTERTAINMENT

- PIT STOP TAPERY
- BREAKOUT
- MUSE PAINTERS
- Westender RESTAURANT & BAR
- APEX ENTERTAINMENT
- HALF AXE

Building Amenities

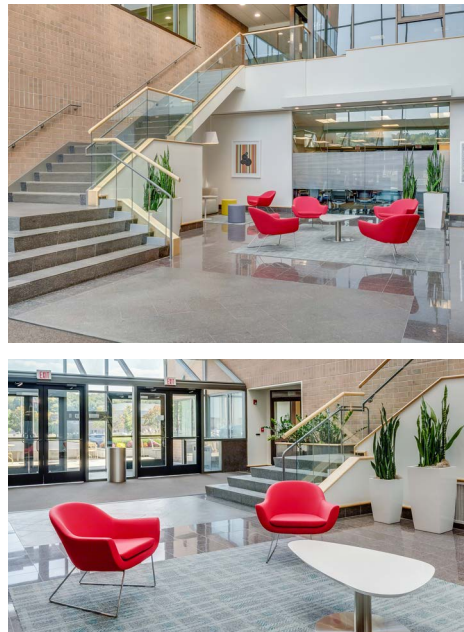
New amenity center includes conference center & lounge allows tenants to host impromptu meetings, huddle-ups, private calls or client luncheons. With a 20-person conference room, and smaller 4-person breakout room, the various workspaces at 293 Boston Post Road makes it possible for more connections and higher employee satisfaction.

- ✓ 24/7 access
- ✓ Common area WiFi
- ✓ Conference center
- ✓ Tenant lounge
- ✓ Elevators
3 passenger, 1 service
- ✓ Food service
- ✓ Property manager on-site
- ✓ Tenant portal/app
- ✓ Communal lobby space
- ✓ On-site day care center
Adjacent to building
- ✓ Communal outdoor space
- ✓ EV charging stations (10)
- ✓ Key card building entry
- ✓ CCTV
- ✓ Parking (surface & covered)
- ✓ Cafe
- ✓ Storage
- ✓ Fitness center
with sauna, showers & lockers

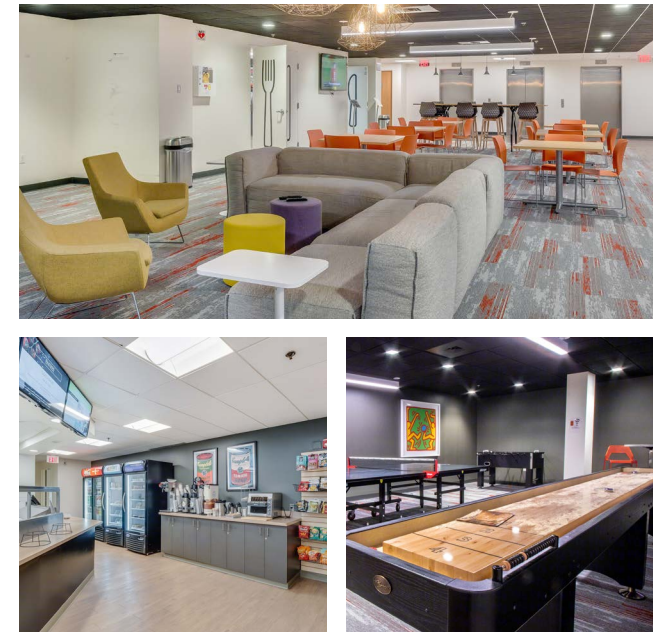
Conference Center



Bright & Modern Lobby



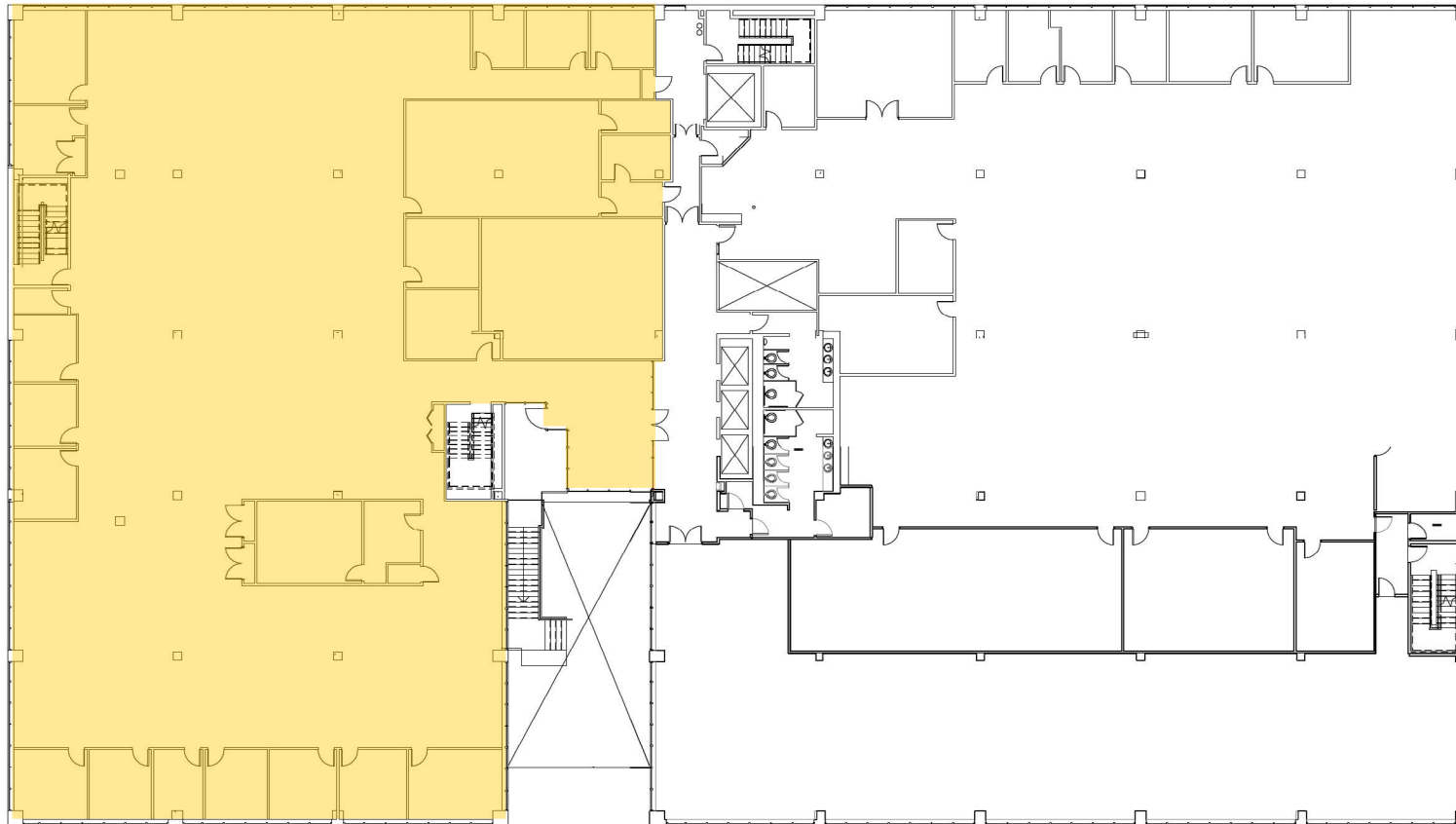
Full-Service Cafe & Tenant Lounge



293 BOSTON POST ROAD
Marlborough, MA

**Floor
Plan**

2nd Floor
19,831 RSF



Click or
scan to
view our
virtual tour



Size (RSF)



19,831

Use

Office/Flex or Lab

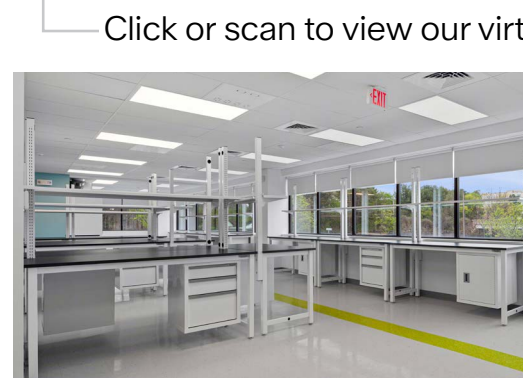


Area Legend

- Lab
- Office

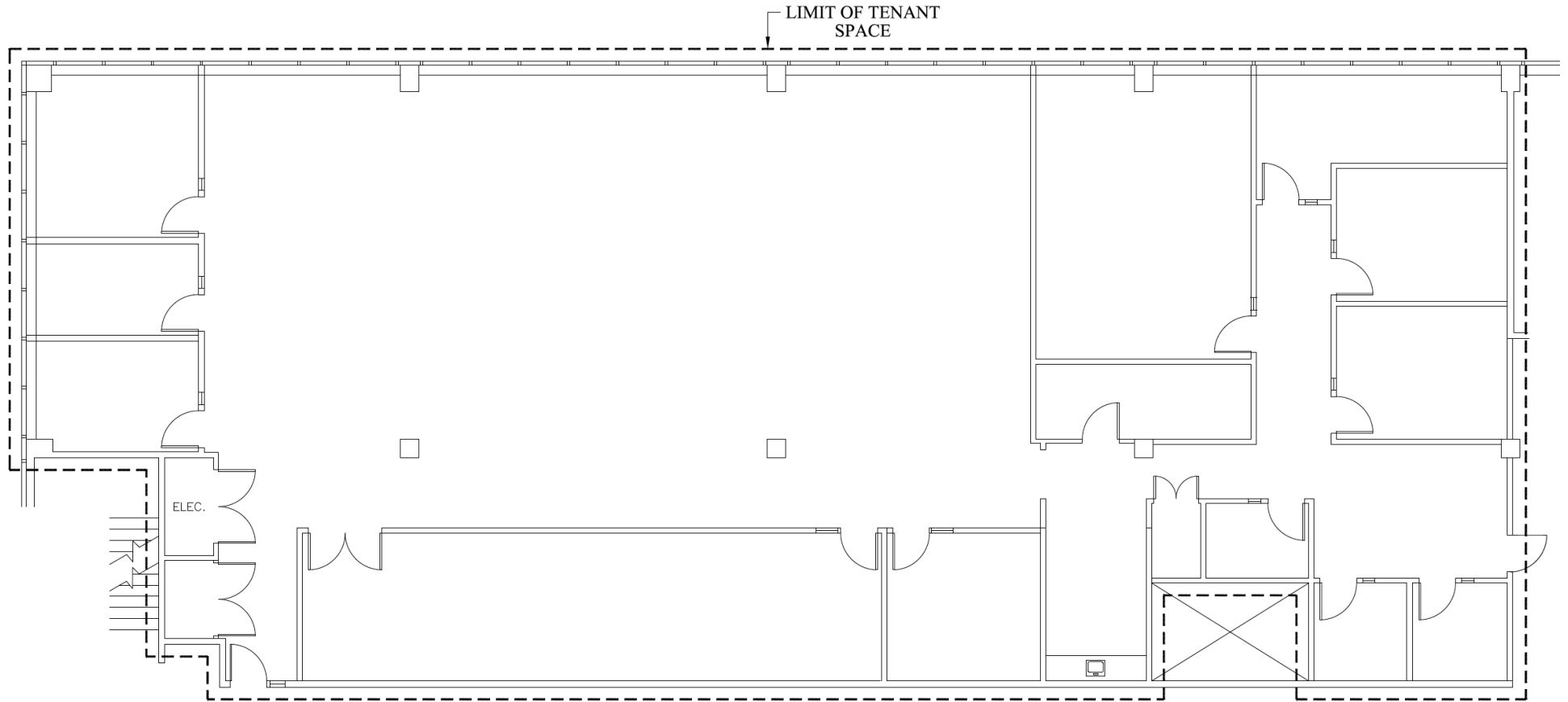
Spec Lab Features

- Fully Furnished
- Existing Fume Hoods
- Dedicated Outdoor Air System
- Dedicated Freezer Space
- Multiple lab benches/casework



Click or scan to view our virtual tour





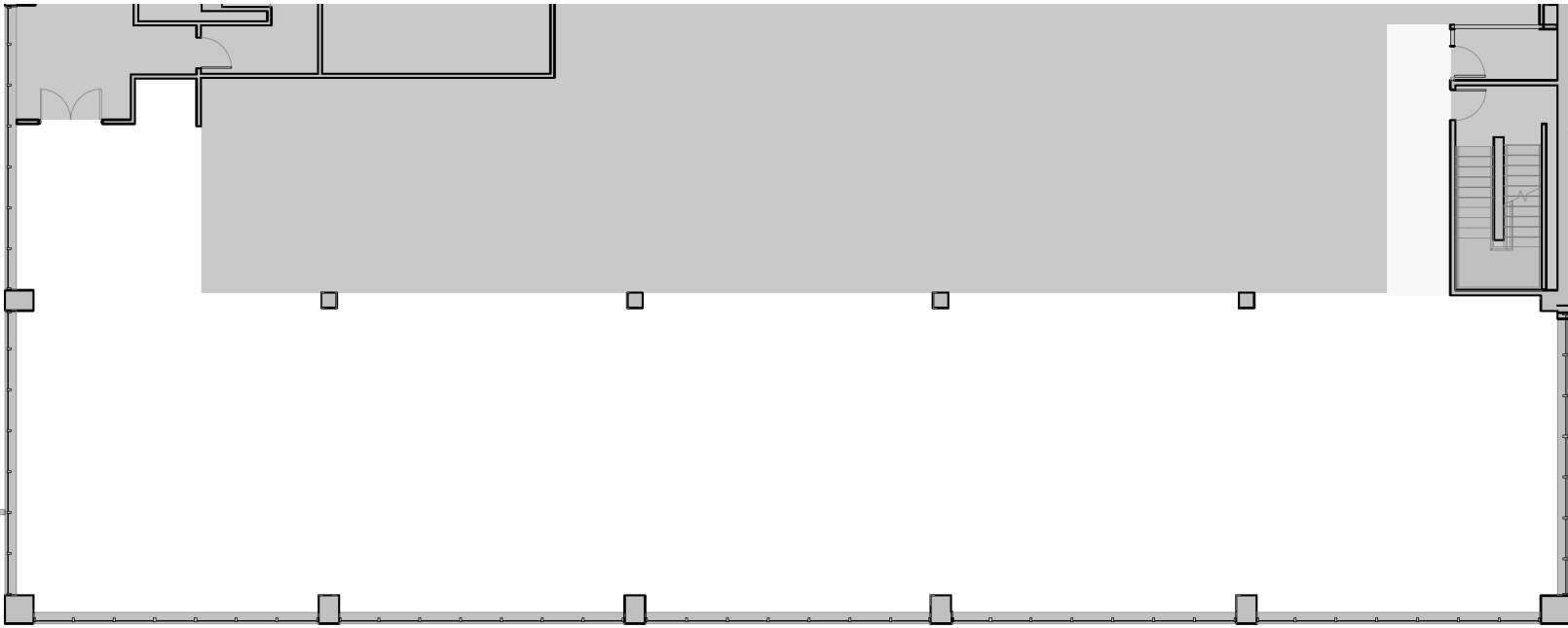
Size (RSF)	Use
7,104	Office/Flex <i>Suite is located directly across from building freight elevator</i>

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Marlborough, MA

Floor Plans

4th Floor
6,125 RSF



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Size (RSF)

6,125

Use

Office/Flex



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