

115 FLANDERS ROAD

WESTBOROUGH, MA

On behalf of KS Partners, Lincoln Property Company is pleased to offer three suites of Office/R&D space for lease at *115 Flanders Road*, Westborough.

- ◆ 4,500 - 9,180 RSF Office/Lab Space with access to loading dock
- ◆ 8,713 RSF Office/R&D Space with direct access to loading dock
- ◆ 1,875 RSF Office Space with direct access to loading dock

115 Flanders Road is a 64,553 square foot, two story brick and glass office/R&D building located ½ mile away from the intersection of I-495 and Route 9, and just one exit north of the Mass Pike/I-495 interchange.

This first class facility boasts a two story atrium lobby, a state of the art climate control management system, direct access to loading docks, ample electrical power, and beautifully maintained landscaping.

For more information, or to schedule a tour, please contact:

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Total Building Size:	64,553 RSF
Available Space:	4,500 - 9,180 RSF 8,713 RSF 1,875 RSF
Year Built:	1985, renovated 2013
Stories:	One - Two
Land Area:	26.84 acres
Parking Ratio:	3.67 / 1000 (409 total spaces , including 14 handicap)
Column Spacing:	<ul style="list-style-type: none">◆ <i>Two-story section</i> 25' x 25'◆ <i>Single-story section</i> 36' x 34'
Loading Dock:	Total of 7 at 48" <ul style="list-style-type: none">◆ <i>4,500 - 9,180 SF Suite</i> access to one (1) loading dock◆ <i>8,713 SF Suite</i> access to one (1) loading dock
Ceiling Height:	<ul style="list-style-type: none">◆ <i>Two-story section</i> 9'◆ <i>Single-story section</i> 8'6"
Floor to Deck Clear:	<ul style="list-style-type: none">◆ <i>Two-story section</i> 13'◆ <i>Single-story section</i> 16'
Electric:	<ul style="list-style-type: none">◆ <i>4,500 - 9,180 SF Suite</i> 255 amp 277/480; (3) 225 amp, 120/208◆ <i>8,713 SF Suite</i> 225 amp 277/480; 225 amp 120/208; 225 amp 120/280
Heating:	<ul style="list-style-type: none">◆ <i>Two-story section</i> (4) 20-ton units◆ <i>Single-story section</i> (15) 5-10-ton units
Utilities:	<ul style="list-style-type: none">◆ <i>Electric</i> National Grid◆ <i>Gas</i> NStar◆ <i>Sanitary Water</i> City of Westborough◆ <i>Telephone</i> Verizon

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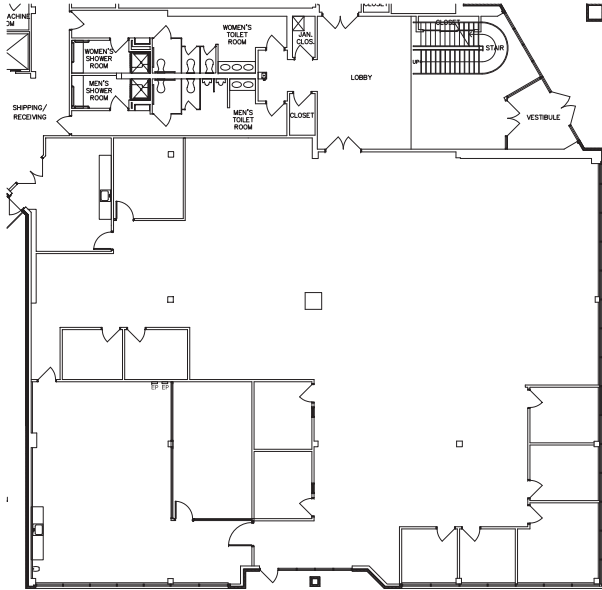
KS Partners owned & managed

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4,500 - 9,180 RSF Unit

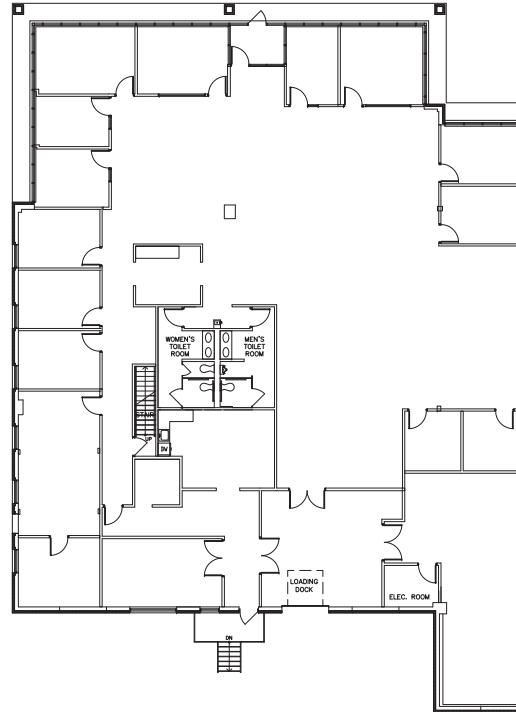


Key Plan

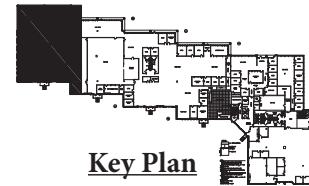


- ◆ 10 offices
- ◆ 2 conference rooms
- ◆ (1) 2,000 SF tile floor electronics lab with plumbing
- ◆ 1 break room/kitchenette
- ◆ open space for cubes
- ◆ direct access to loading dock

8,713 RSF Unit

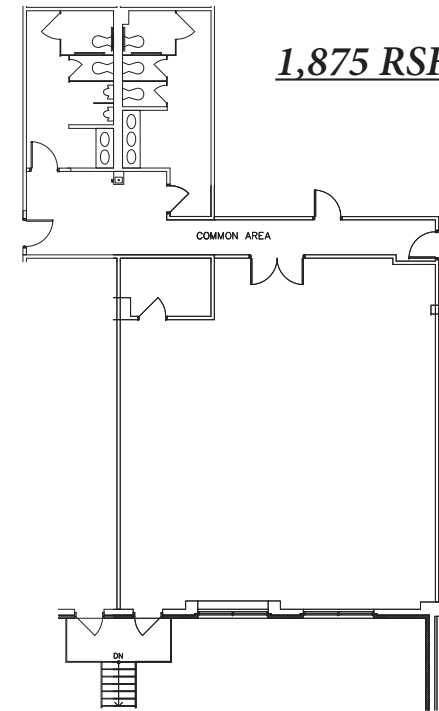


Key Plan

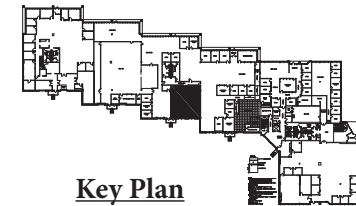


- ◆ 11 private offices
- ◆ 2 conference rooms
- ◆ 2 labs
- ◆ 1 kitchen
- ◆ 1 mail/copy room
- ◆ space for (13) 6' x 8' cubes
- ◆ space for (18) 8' x 6' cubes
- ◆ direct access to loading dock

1,875 RSF Unit



- ◆ direct access to loading
- ◆ more aggressively priced



Key Plan

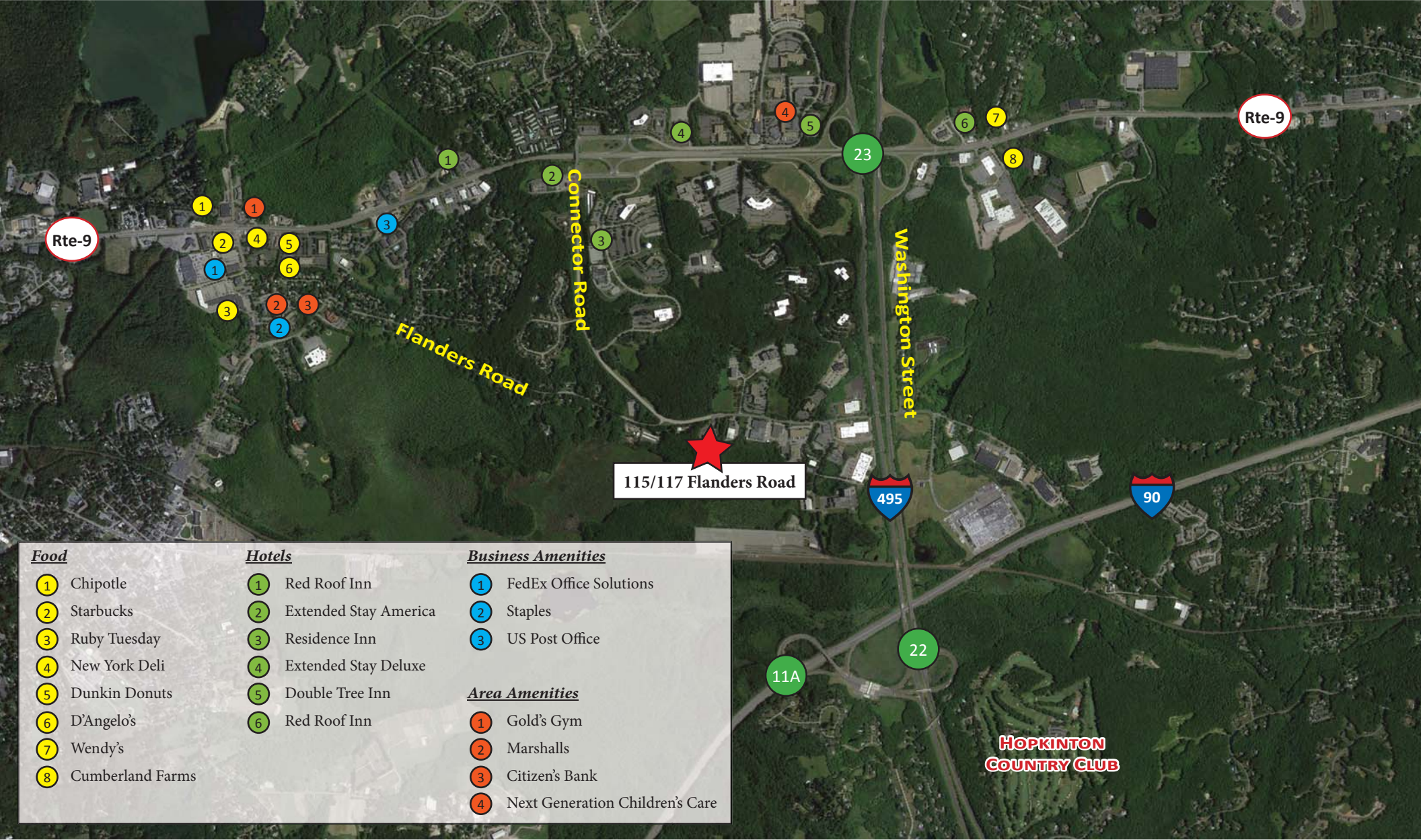
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115/117 Flanders Road

<u>Food</u>	<u>Hotels</u>	<u>Business Amenities</u>
① Chipotle	① Red Roof Inn	① FedEx Office Solutions
② Starbucks	② Extended Stay America	② Staples
③ Ruby Tuesday	③ Residence Inn	③ US Post Office
④ New York Deli	④ Extended Stay Deluxe	
⑤ Dunkin Donuts	⑤ Double Tree Inn	<u>Area Amenities</u>
⑥ D'Angelo's	⑥ Red Roof Inn	① Gold's Gym
⑦ Wendy's		② Marshalls
⑧ Cumberland Farms		③ Citizen's Bank
		④ Next Generation Children's Care

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