

2200 WEST PARK DRIVE

WESTBOROUGH, MA



FIRST CLASS OFFICE SPACE

**32,041 SF AVAILABLE
FOR LEASE**

3 STAR OFFICE BUILDING

LANDSCAPED GROUNDS

**EASY ACCESS TO I-495
& THE MASS PIKE**

**ON-SITE CAFETERIA
& FITNESS CENTER**

KSPartners owned & managed

TIM LATHAM
617-951-4104
tlatham@lpc.com

CHRIS DEVAUX
617-951-4124
cdevaux@lpc.com

MARK JOYCE
617-951-4119
mjoyce@lpc.com

**LINCOLN
PROPERTY
COMPANY**

2200 WEST PARK DRIVE WESTBOROUGH, MA

CORPORATE NEIGHBORS & AMENITIES

WITHIN 2 MILES



4 Grocery Stores



8 Fast Food Locations



6 Casual Restaurants



3 Conference Centers



6 Hotels



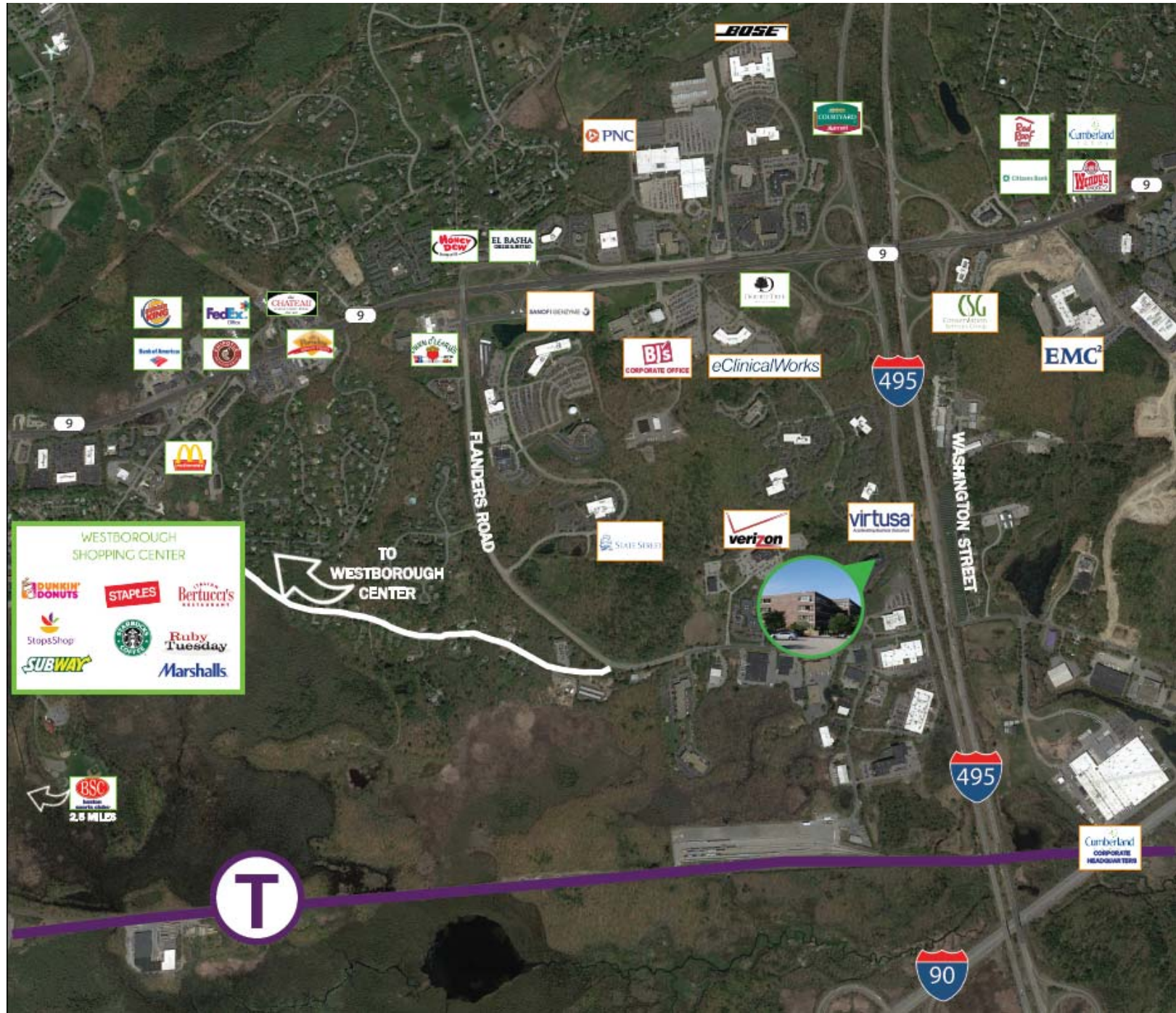
5 Dry Cleaners



2 Shopping Centers



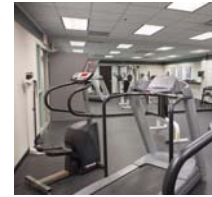
5 Fitness Centers



2200 WEST PARK DRIVE WESTBOROUGH, MA

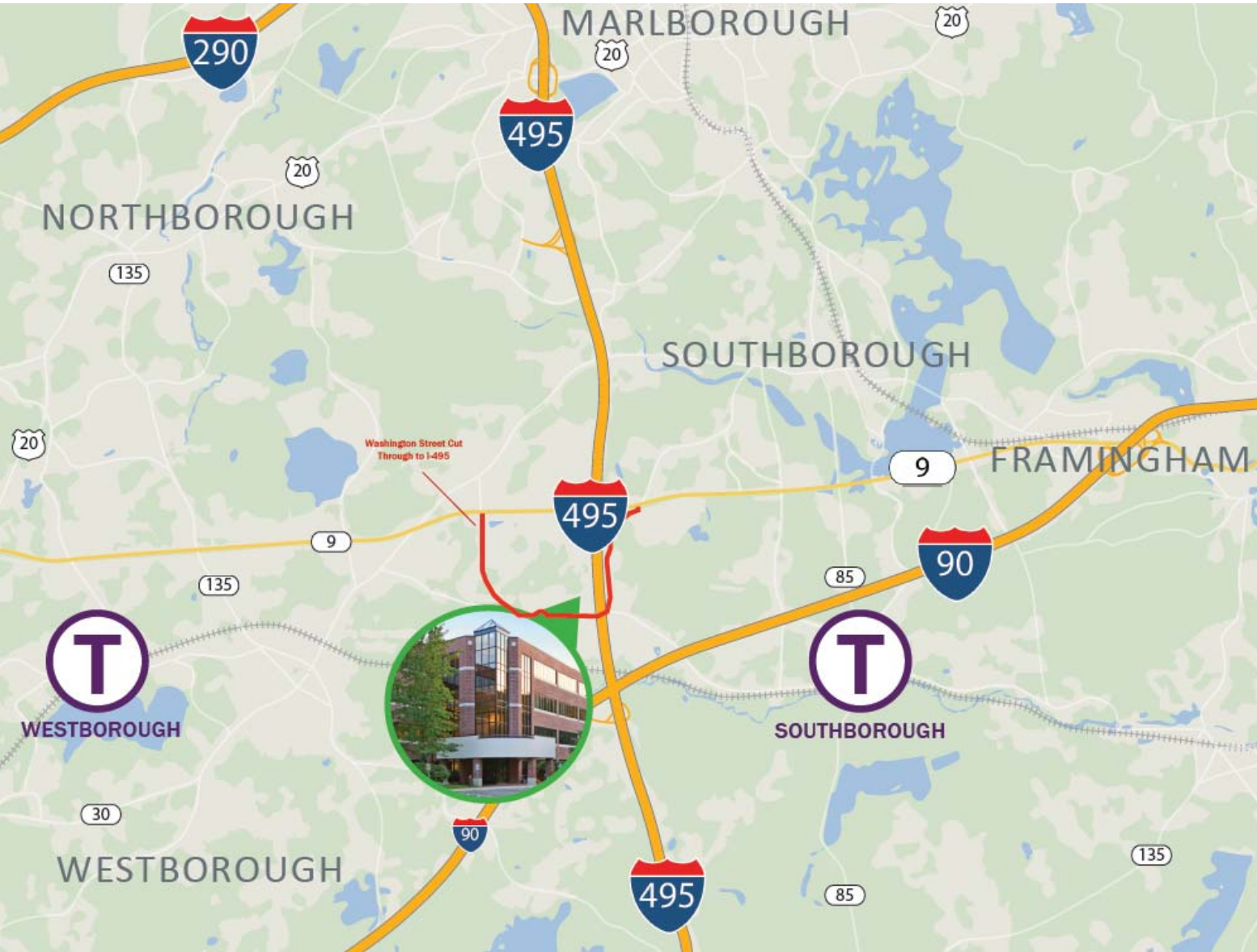
BUILDING SPECIFICATIONS

Available Space	3,415 - 29,463 RSF
Building Size	75,000 RSF
Floors	Four-Story
Year Built	1999
Parking	4 spaces per 1000 SF
Amenities	Newly renovated lobby and common areas Fitness Facility with showers and lockers Lunch Room
Loading	Tailboard Height
Power	480V/3P/60HZ 4 wire service rated at 2000 amps
Fire Protection	Fully Sprinklered Additional dry fire sprinkler system on the 1st Floor
Emergency Power	Electrical infrastructure is still intact from a large capacity generator which powered the entire 1st Floor space
Fiber	Two fiber sources available to the property



2200 WEST PARK DRIVE WESTBOROUGH, MA

LOCATION



DRIVE TIMES

At the Rte- 9 & I-495 interchange

One mile north of the Mass Pike

40 min to Boston

40 min to Rhode Island

45 min to New Hampshire



COMMUTER RAIL

20 minutes to Worcester

50 minutes to Back Bay



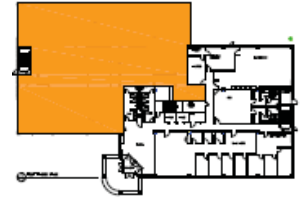
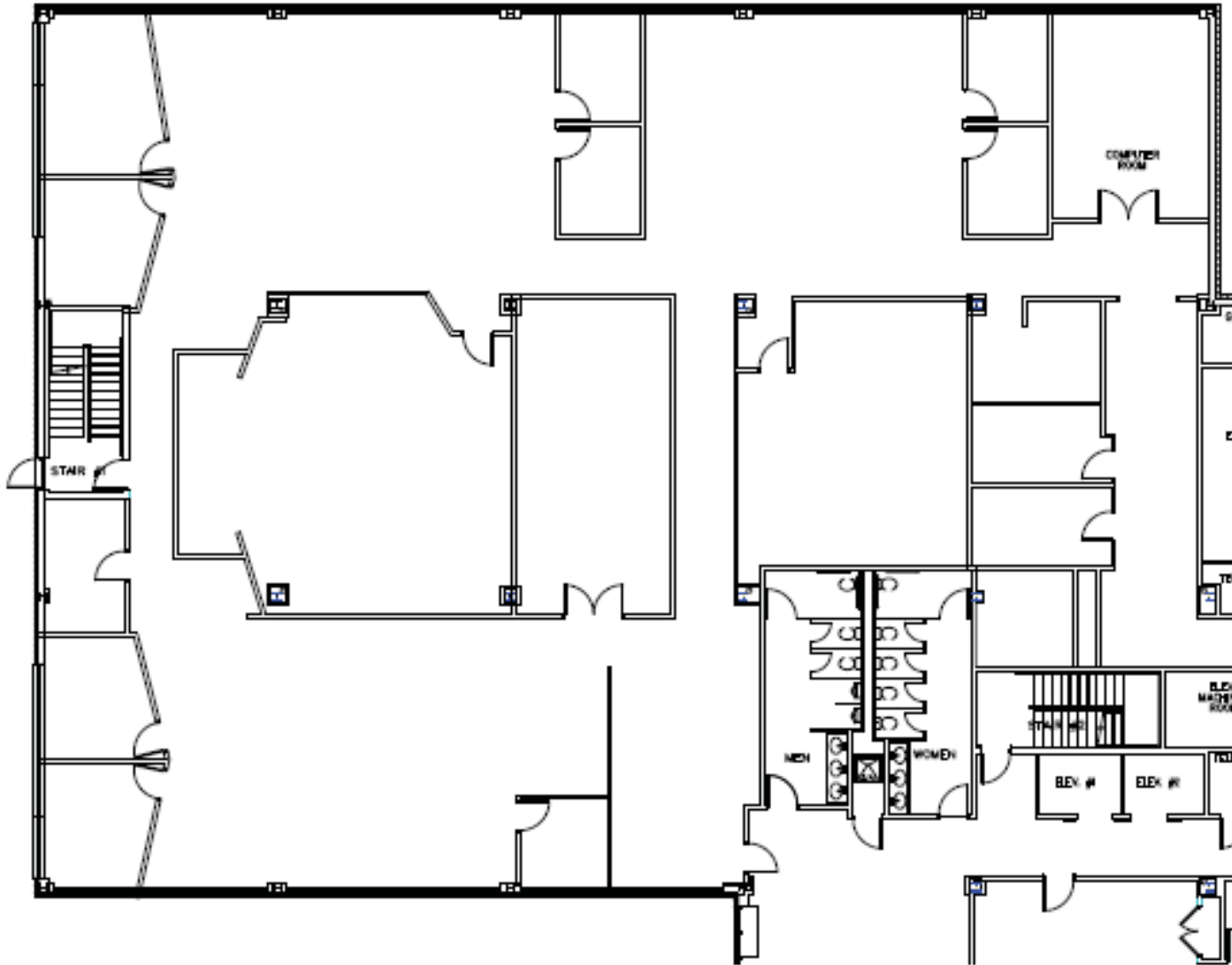
COMMUTER RAIL SHUTTLE

Computer Drive

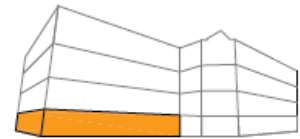
Research Drive Office Park

2200 WEST PARK DRIVE WESTBOROUGH, MA

SUITE 100 - 11,451 RSF



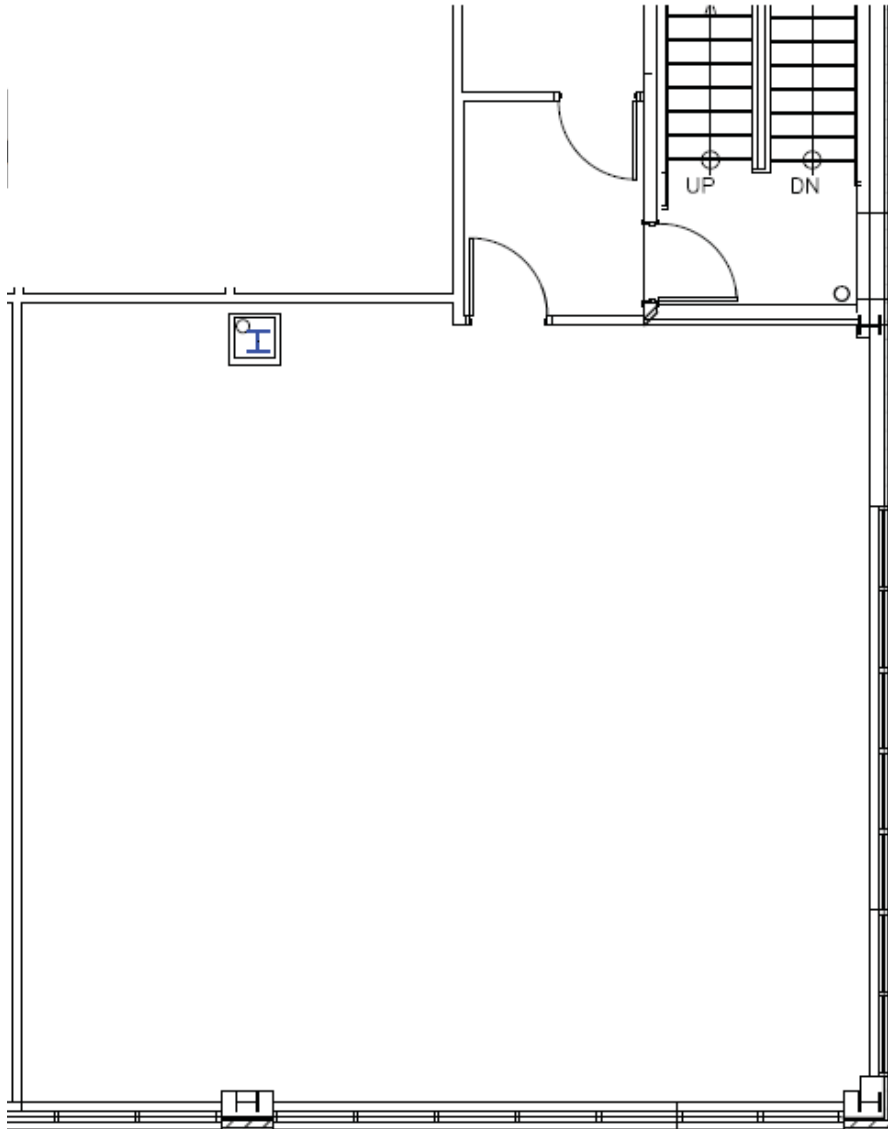
KEY PLAN



NORTH

2200 WEST PARK DRIVE WESTBOROUGH, MA

SUITE 201 - 1,293 RSF



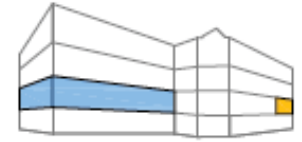
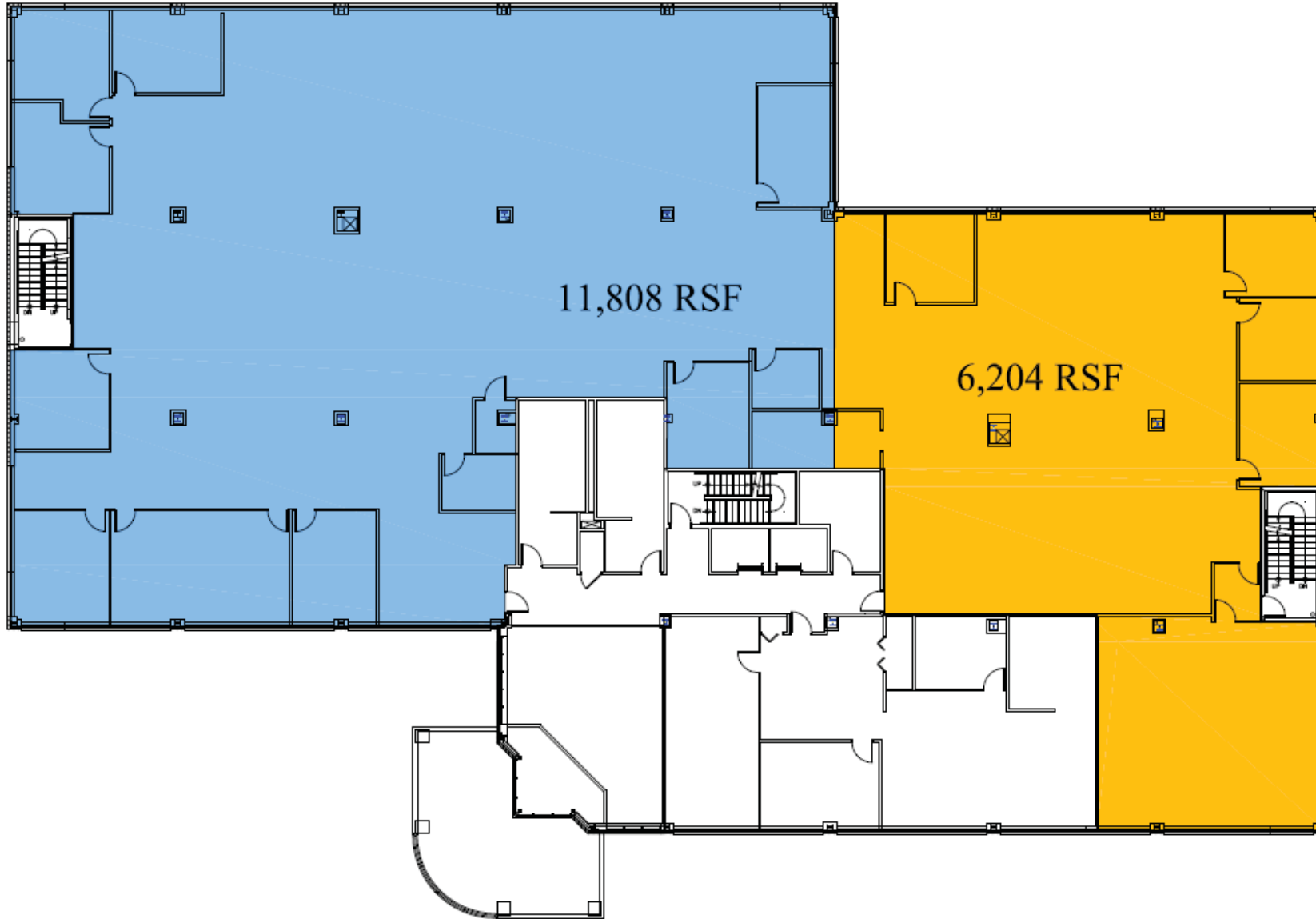
KEY PLAN



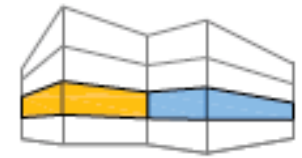
NORTH

2200 WEST PARK DRIVE WESTBOROUGH, MA

SUITE 200 - PROPOSED SUBDIVISION I



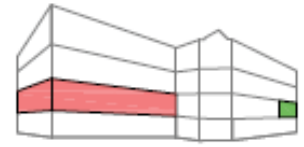
NORTH



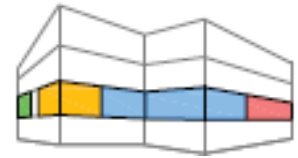
SOUTH

2200 WEST PARK DRIVE WESTBOROUGH, MA

SUITE 200 - PROPOSED SUBDIVISION II



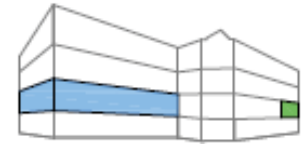
NORTH



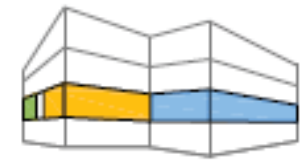
SOUTH

2200 WEST PARK DRIVE WESTBOROUGH, MA

SUITE 200 - PROPOSED SUBDIVISION III



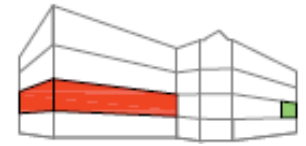
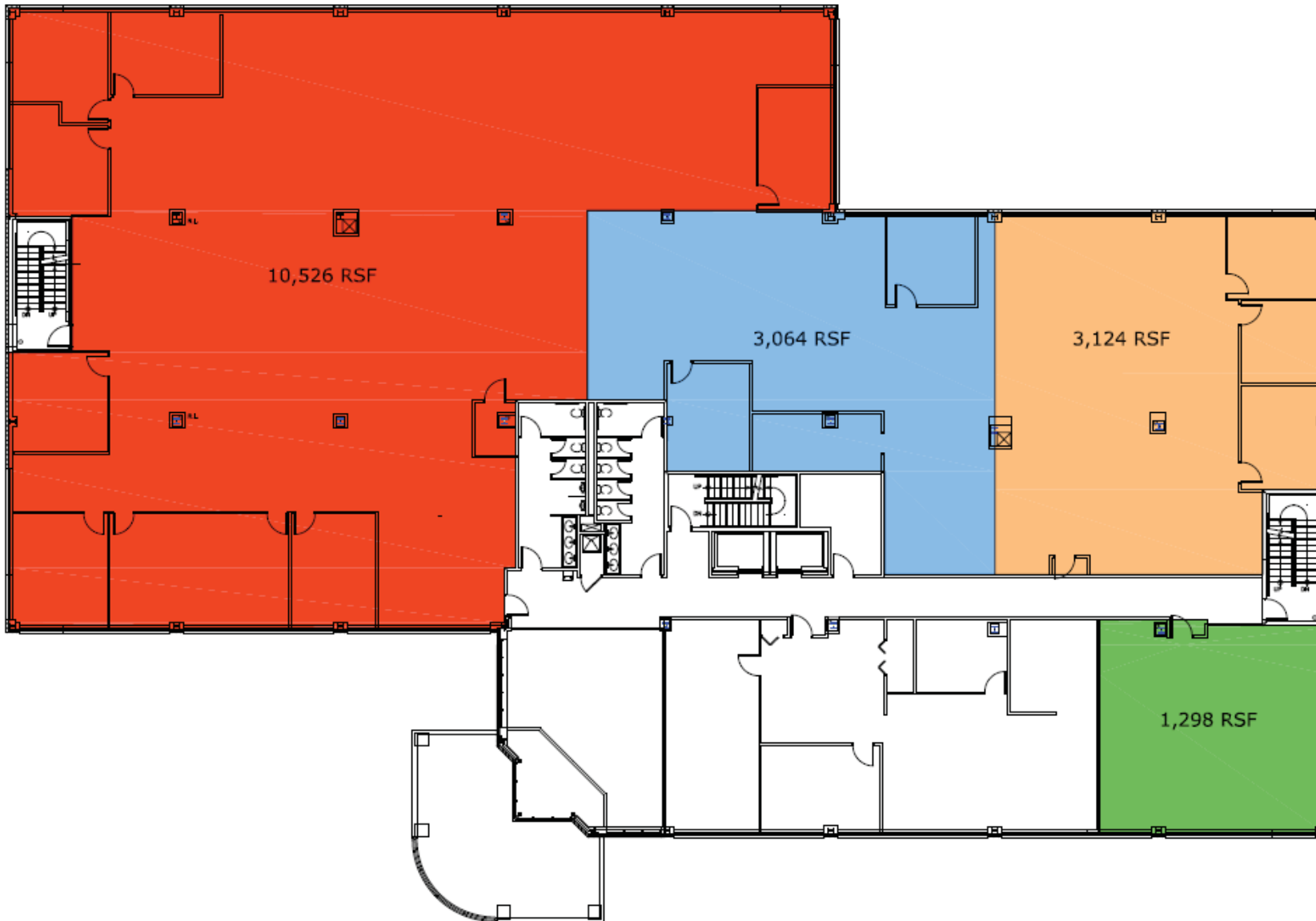
NORTH



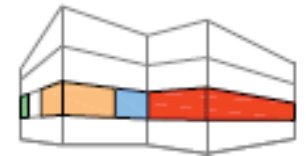
SOUTH

2200 WEST PARK DRIVE WESTBOROUGH, MA

SUITE 200 - PROPOSED SUBDIVISION IV



NORTH



SOUTH

2200 WEST PARK DRIVE WESTBOROUGH, MA

4TH FLOOR - 4,558 RSF



KEY PLAN

