

293 Boston Post Road

BOSTON POST ROAD CORPORATE CENTER ■ MARLBOROUGH, MASSACHUSETTS



2,000-27,000 RSF AVAILABLE FOR LEASE

In conjunction with Realty Financial Advisors, Lincoln Property Company is pleased to offer 2,000 - 20,000 RSF available to lease at **293 Boston Post Road** in Marlborough, Massachusetts.

When comparing **293 Boston Post Road** to other opportunities in the marketplace, please recognize:

- **Rental Rates -** Aggressive
- **Amenity Package -** Including on-site cafeteria, on-site child care, fitness center with showers and lockers, 5-story atrium lobby, tailboard loading with freight elevator, storage space and close proximity to many retail conveniences
- **Location -** Less than 3/4 of a mile from the Route 20 exit (recently expanded) and less than a mile from the Simarano Drive exit. The site also lies within 1 mile to I-290, 3 miles to Route 9, and within 4 miles to the Mass Pike.
- **Signature Project -** One of the most prominent physical structures in the 495 West region
- **Capital Improvements-** Landlord recently invested \$1,400,000 on common area improvements



AVAILABLE SPACE

Square Feet	Floor	Rental Rate	Date Available
5,500	1	Upon Request	Immediately
14,630	2	Upon Request	Immediately
2,090	3	Upon Request	Immediately
4,672	3	Upon Request	Immediately

For more information, please contact:

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