



# 67 FOREST STREET

## MARLBOROUGH, MASSACHUSETTS

In conjunction with Realty Financial Partners, Lincoln Property Company is pleased to present a 25,880 square foot leasing opportunity at **67 FOREST STREET** in Marlborough, Massachusetts.

**67 FOREST STREET** is a first class three-story 64,922 square foot office building located less than 1.5 miles from the Simarano Drive exit (Exit 23) and the Route 20 exit (Exit 24) in Marlborough, allowing easy access for employees coming from both 495 North and South. The property lies directly on 495, offering excellent signage opportunities viewable from 495. **67 FOREST STREET** offers a professional setting with attractive landscaping and ample parking for tenants in need of a dense parking ratio. The building's common areas, including the 3-story atrium lobby, have recently undergone an entire renovation creating an attractive appearance for the image conscious company.

### BUILDING SPECIFICATIONS

Total Square Footage:	64,922
Vacancy Rate:	40%
Floors:	3
Amenities:	<ul style="list-style-type: none"> <li>• Exercise facilities</li> <li>• Showers/lockers</li> <li>• Loading docks</li> <li>• 3 story atrium lobby</li> <li>• Common areas recently renovated</li> </ul>
Parking:	4.2/1,000 SF parking ratio
Security:	Card-key access
Constructed:	1984, renovated in 1995; common area upgrades completed in 2004
Power:	2000 amp/460 3 phase
Sprinkler:	Full wet system
Construction:	Red brick with aluminum frame windows
HVAC:	Water source heat pumps
Roof:	Ballasted
Lighting:	2 x 2 and 2 x 4 fluorescent fixtures
Elevator:	1 dover hydraulic passenger elevator

**Available Space**  
**9,167 RSF - 1st Floor**  
**16,713 RSF - 2nd Floor**

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

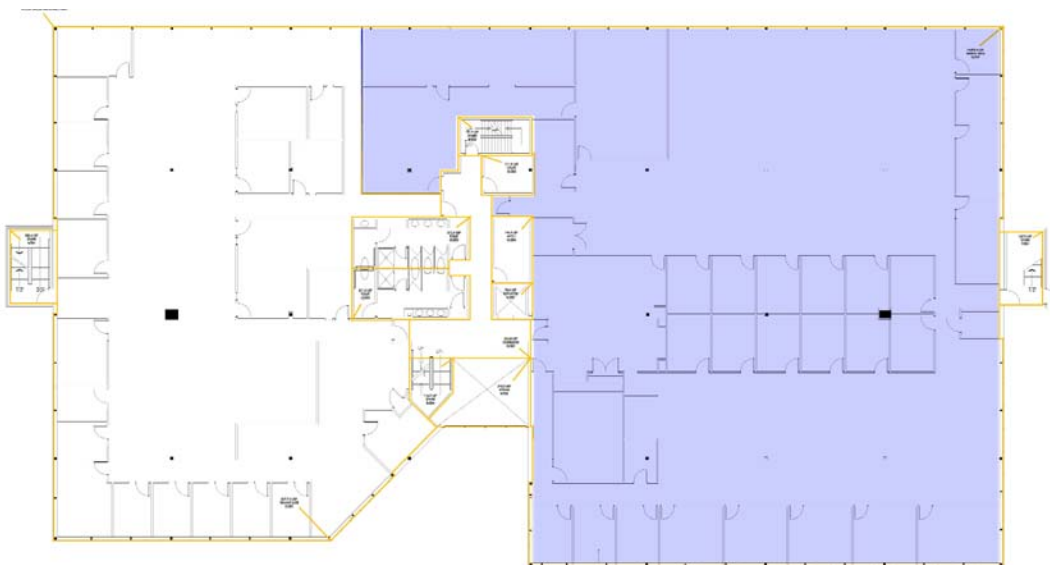
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# 67 FOREST STREET MARLBOROUGH, MASSACHUSETTS



2nd Floor - 16,713 RSF subdividable

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