

116 & 118

— FLANDERS ROAD —



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116 & 118

— FLANDERS ROAD —



Located on 26.5 acres of conservation land on a pristine wooded lot, **116 & 118 Flanders Road** enjoys access to a newly renovated full-service cafeteria, fitness center, ample parking and walking trails. With a location less than two miles from the intersection of Interstate 495 and Route 9, the property is conveniently accessible via Flanders Road and Washington Street. Amenities in proximity include hotels, restaurants, retail and child care centers.



**RENOVATED (2017), FULL-SERVICE CAFETERIA
WITH SEATING FOR UP TO 100 PEOPLE**



**RENOVATED (2018) FITNESS CENTER INCLUDING
NEW EQUIPMENT, SHOWERS AND LOCKERS**



RECENTLY RENOVATED LOBBY AND COMMON AREAS



**ACCESS TO WALKING AND JOGGING TRAILS
WITHIN 61 ACRES OF ABUTTING CONSERVATION LAND**



INDOOR GARAGE PARKING FOR TENANTS



AMENITIES THAT INSPIRE



116 FLANDERS ROAD

AVAILABILITY

Floor 1: 1,600-12,700 SF

Floor 2: 12,700 SF

Floor 3: 5,000-12,700 SF

Total Size: 38,100 SF

Stories: Three

Typical Floor Size: 12,700 SF

Parking Ratio: 3.5/1,000 SF

Year Built/Renovated: 2002/ 2018

Clear Height: 10'4" (±9'1" finished)

HVAC: Provided through a closed water loop heat pump system (multiple zones with some offices having dedicated heat pumps) with a gas-fired boiler and controlled by an energy management system

Power: 1,200 Amps at 480 Volts, 3 phase

Zoning: Industrial B

Utilities:

- **Water & Sewer:** Town of Westborough
- **Gas:** NStar
- **Electricity:** NStar



118 FLANDERS ROAD

AVAILABILITY

Floor 4: 26,000 SF

Total Size: 128,728 SF

Stories: Four

Typical Floor Size: 12,700 SF

Parking Ratio: 3.5/1,000 SF

Year Built/Renovated: 2002/2017

Clear Height:

- **Floor 1:** 16' (8'11" finished)
- **Floors 2-4:** 14' (±9' finished)

HVAC: Provided by six 50-ton and two 35-ton gas-fired rooftop units, distributed through fan powered VAV boxes. Perimeter VAV boxes have electric reheats

Power: 3,000 Amps at 480 Volts, 3 phase

Zoning: Industrial B

Utilities:

- **Water & Sewer:** Town of Westborough
- **Gas & Electricity:** NStar



OWNERSHIP

Carruth Capital, LLC is a privately owned, well-capitalized commercial real estate firm with over 3.7 million square feet of space under ownership. Carruth is one of the largest landlords in Massachusetts with over 220 tenants occupying 42 commercial buildings. Private and local ownership enables quick decision making and a hands-on approach and partnership with tenants. All of Carruth Capital's properties are owned debt-free enabling them to offer very competitive lease rates. Carruth is committed to helping their tenants work through both their down cycles and growth cycles by continually offering tenants flexibility to right size within their portfolio.

www.carruthcapital.com

LOCATION MATTERS



EXCELLENT HIGHWAY ACCESS



ABUNDANT AREA AMENITIES



PROMINENT CORPORATE NEIGHBORS



**MARKET CAPS AS OF SEPTEMBER 2017*