

IDEAS WORK HERE.

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MARLBOROUGH TECHNOLOGY PARK

PREMIER TECHNOLOGY / R&D /
OFFICE / LAB CAMPUS IN THE HEART
OF MARLBOROUGH, MA



YOUR PREMIER TECHNOLOGY CAMPUS IS **HERE.**

Situated in one of Greater Boston's strongest business communities, Marlborough Technology Park offers 584,648 SF of Class A office space spread across a 57-acre pastoral campus. The park is conveniently located offering easy access to major routes, including Interstate 495, Route 20, the Mass Pike (Interstate 90), public transportation and a strong surrounding labor market.

The park is in the heart of Marlborough and benefits from proximity to many restaurants and retail amenities including The APEX Center. The community's forward-thinking leadership has led to improved retail, exciting dining and entertainment options, and renovated municipal infrastructure.

WORK SMART LIVE WELL.

Marlborough Technology Park offers a modern environment with all the amenities today's companies need to retain and recruit top talent.

Full-service cafeteria



Collaborative media room, coffee lounge and game room



State-of-the-art fitness center with full-service locker rooms and yoga room



Multi-purpose conference center



On-site property management



Walking distance to numerous retail and restaurant locations



Walking trails



Volleyball / basketball courts



Charging stations



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1 Apex Center

2 RK Centre

3 Marlborough Hills

Surrounded by restaurants,
shopping and entertainment all
within a **2-7 minute drive**




6,174
multi-family residents



184
restaurants



8 million SF
retail stores



2 art galleries



17
fitness studios



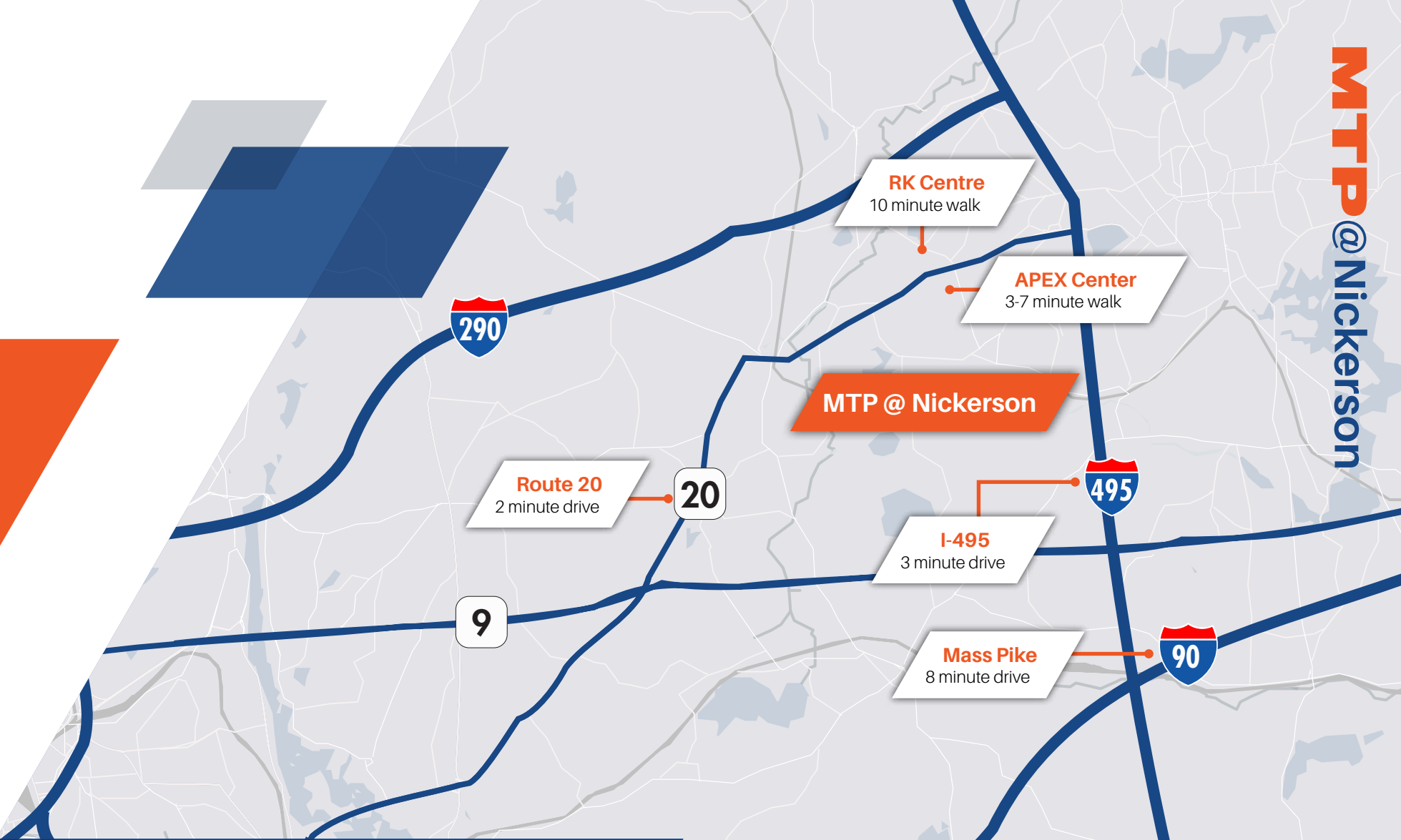
24
hotel/lodges

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WELL CONNECTED.

The park is located in the heart of Marlborough offering convenience to major routes, including Interstate 495, Route 20, Mass Pike, public transportation and a strong surrounding labor market. The community's forward-thinking leadership has led improved retail, exciting dining and entertainment options, and renovated municipal infrastructure including walkable proximity to the APEX Center and RK Centre.

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CORPORATE NEIGHBORS

Marlborough Technology Park is within close proximity to many prestigious and growing corporations.



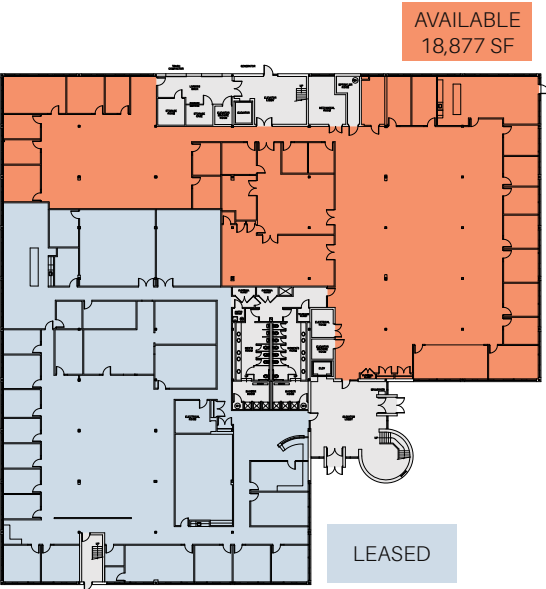
WITHIN 5 MILES...



100 NICKERSON ROAD

Size	74,735 SF
Number of floors	Two
Year built	1982
Year renovated	2007
Parking	281 (XYZ handicap)
Elevators	One hydraulic passenger and one hydraulic freight
Loading Docks	Tailboard-height loading dock facilities with direct access to receiving area and freight elevator
HVAC	Heat pump-based system with roof-mounted cooling tower and gas-fired broiler controlled by digital energy management system
Electric	2500 Amp 480/ 270 Volt
Telecommunications	Service provided by Verizon - Fiber available
Fire/Life Safety	Fully automatic fire alarm system, with auto-notification to fire department. 100% sprinklered
Security	Automatic door locking systems/card access

Floor 1



200 NICKERSON ROAD



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Size	67,071 SF
Number of floors	Two
Year built	1983
Year renovated	2007
Parking	290 (seven handicap)
Elevators	One hydraulic passenger and one hydraulic freight
Loading Docks	Tailboard-height loading dock facilities
HVAC	Heat pump based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
Electric	1800 Amps 480/277 Volt
Telecommunications	Service provided by Verizon - Fiber available
Fire/Life Safety	Fully automatic fire alarm system, with auto-notification to fire department. 100% sprinklered
Security	Automatic door locking systems/card access
Amenities	Full-service cafeteria, conference center and fitness center

Floor 2



400 NICKERSON ROAD

Size	86,331 SF
Number of floors	Two
Year built	1985
Year renovated	2007
Parking	318 (seven handicap)
Elevators	One hydraulic passenger and one hydraulic freight
Loading Docks	Tailboard-height loading dock facilities
HVAC	Heat pump based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
Electric	1800 Amps 480/277 Volt
Telecommunications	Service provided by Verizon - Fiber available
Fire/Life Safety	Fully automatic fire alarm system, with auto-notification to fire department. 100% sprinklered
Security	Automatic door locking systems/card access

Floor 2



500 NICKERSON ROAD

Size	67,071 SF
Number of floors	Two
Year built	1983
Year renovated	2007
Parking	290 (seven handicap)
Elevators	One hydraulic passenger and one hydraulic freight
Loading Docks	Tailboard-height loading dock facilities
HVAC	Heat pump based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
Electric	1800 Amps 480/277 Volt
Telecommunications	Service provided by Verizon - Fiber available
Fire/Life Safety	Fully automatic fire alarm system, with auto-notification to fire department. 100% sprinklered
Security	Automatic door locking systems/card access
Amenities	Full-service cafeteria, conference center and fitness center



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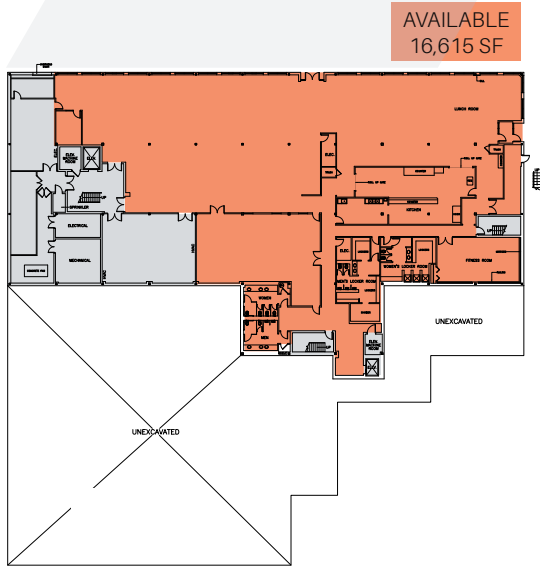
Floor 1



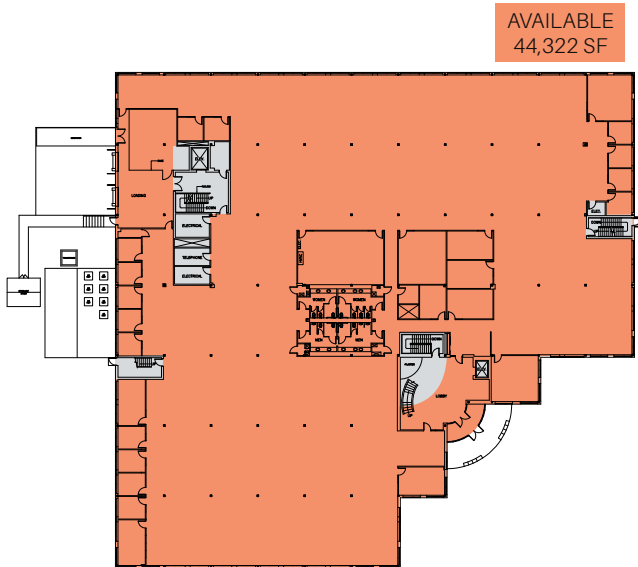
600 NICKERSON ROAD

Size	103,100 SF
Number of floors	Three
Year built	1986
Year renovated	2007
Parking	444 (431/1,000SF)
Elevators	One Hydraulic passenger (3,000lbs) and one hydraulic lift /freight (4,000lbs)
Loading Docks	Tailboard-height loading dock facilities with direct access to receiving area and freight elevator
HVAC	Heat pump based system with roof-mounted cooling tower and gas-fired broiler controlled by Alerton energy management controls. Heat Pump System (460 tons) with cooling tower at roof and gas boiler with pumps at first floor mechanical room. Hot Water Make Up Air Unit at 8,4000 CFM; two roof exhaust fans serve bathrooms and mechanical rooms.
Electric	2500 AMP service 480/277 Volt or 20 Watts PSF
Telecommunications	Service provided by Verizon-Fiber, Comcast, and Crown Castle
Fire/Life Safety	Fully automatic fire alarm system, with auto notification to fire department. Fully sprinklered with a wet system
Security	Automatic door locking systems/ card access
Ceiling Heights	Finished 8'5" Slab to Slab 13' 9"
Electrical Systems	2,500 Amo Service 480/277 Volt
Land Area	11.55 acres
Electricity	National Grid, Constellation
Gas	Eversource
W & S	City of Marlborough
Data/Fiber	Verizon, Comcast
Total Power	20 Watts per SF
EMS System	Alerton EMS

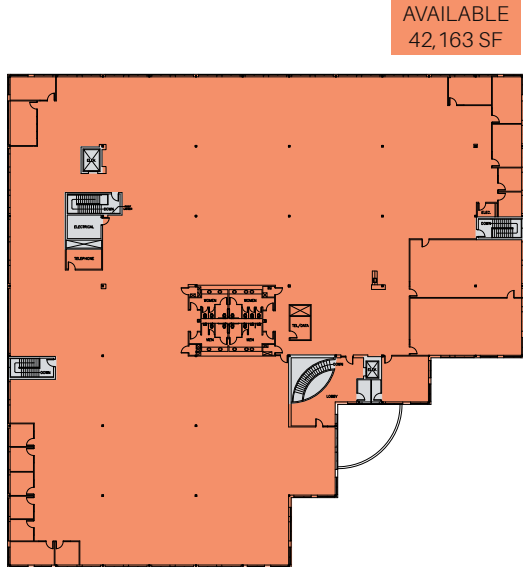
Basement

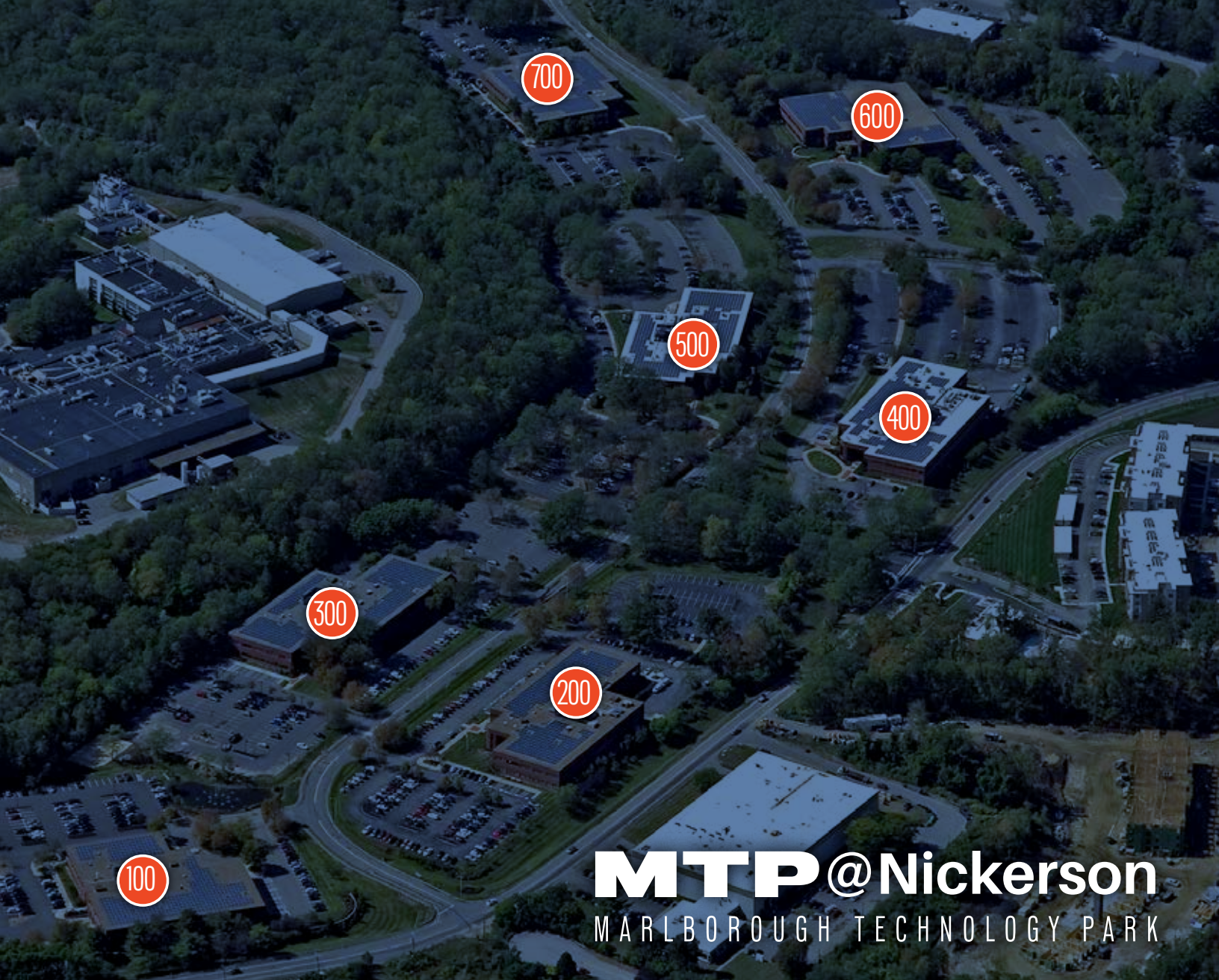


Floor 1



Floor 2





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MARLBOROUGH TECHNOLOGY PARK

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