

westborough

OFFICE PARK



NEW
ownership

NEW
amenities

NEW
look



westborough office park

CAMPUS OVERVIEW AND AMENITIES

THE REGION'S PREMIER OFFICE CAMPUS
HAS A WHOLE NEW LOOK

- FLEXIBLE SUITE OPTIONS
- ABILITY TO GROW
- AMENITIES TO MEET EVERY NEED

800
FUTURE HEADQUARTERS OF
OLYMPUS

DIRECT ACCESS
TO ROUTE 9

1800
100,654



FITNESS
CENTER



CAFETERIA

2000
63,186



MICRO
MARKET

2200
75,584



FITNESS
CENTER



MICRO
MARKET

DIRECT ACCESS TO
FLANDERS ROAD

1700
117,744



CAFETERIA

1900
93,127



CONFERENCE
ROOM



MICRO
MARKET

1500
79,361



FITNESS
CENTER



CAFETERIA

116/118
FLANDERS ROAD



CAFETERIA,
COMMISSARY
& CATERING



CARRUTH
CAPITAL
HEADQUARTERS



WALKING AND
JOGGING TRAILS

495



1500

food service

THREE FRESH AND UNIQUE CAFETERIA THEMES

1500:
NEW YORK DELI INSPIRED

1700:
ASIAN FUSION/HEALTHY OPTIONS

1800:
SHAKE SHACK INSPIRED



1700



1800



coming soon

micro markets

THREE MICRO MARKETS OFFERING SNACKS, DRINKS AND PREPARED FOODS LOCATED AT 1900, 2000 AND 2200 WEST PARK DRIVE



conference center

A NEWLY RENOVATED CONFERENCE CENTER LOCATED
AT 1900 WEST PARK DRIVE

- SEATS UP TO 50 PEOPLE
- A/V AND INTERNET CONNECTION AVAILABLE
- CATERING SERVICES AVAILABLE



coming soon



fitness

LOCATED AT 1800, 1500, AND 2000



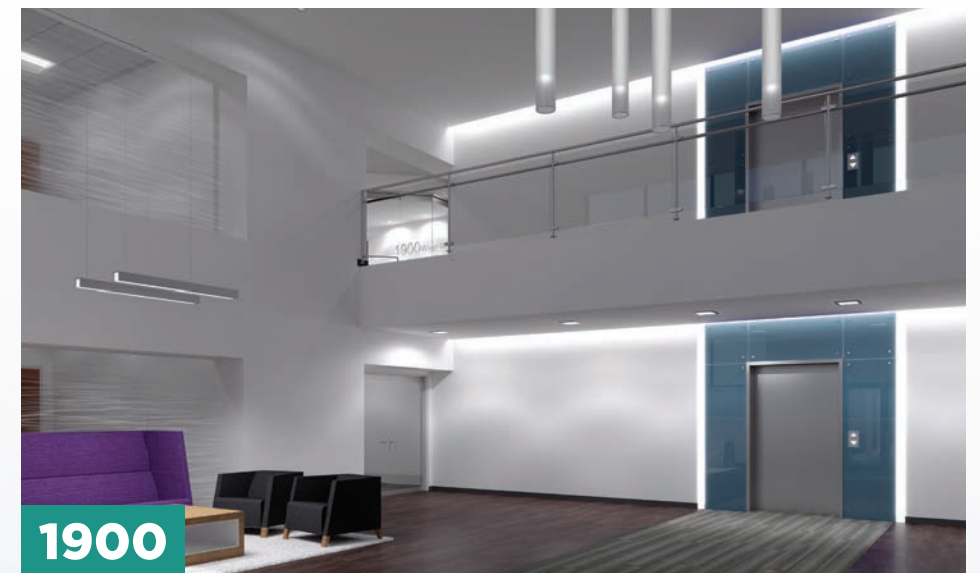
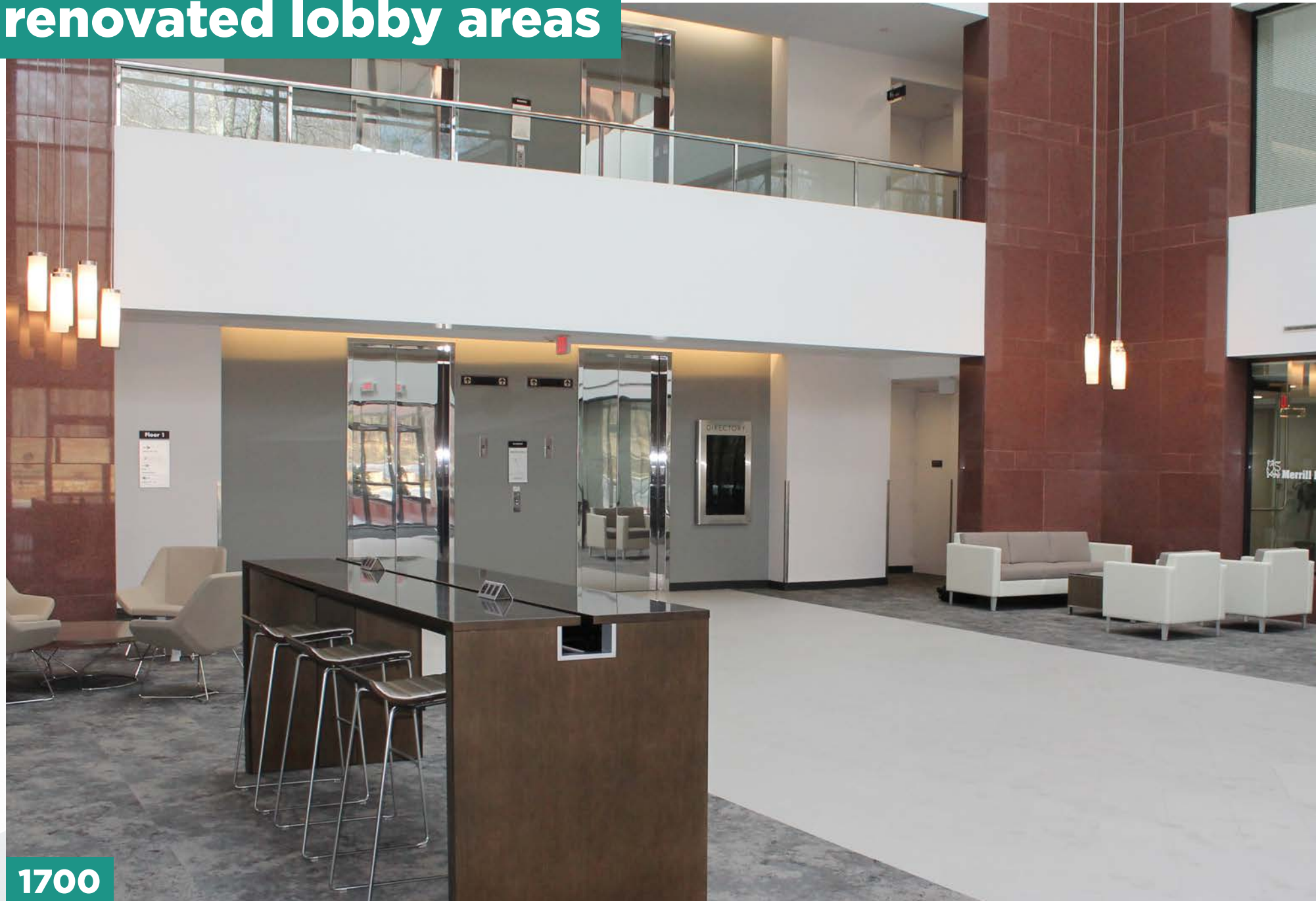
outdoor activities



- 153 ACRES OF CONSERVATION LAND
- FUTURE ACCESS TO BIKE TRAIL
- OUTDOOR SEATING/COLLABORATION AREAS



renovated lobby areas



capital improvements

CARRUTH HAS INVESTED OVER \$5.5 MILLION INTO CAPITAL IMPROVEMENTS OVER THE PAST 12 MONTHS AND PLANS TO INVEST AN ADDITIONAL \$5M OVER THE NEXT TWO YEARS. CAPITAL IMPROVEMENTS PROJECTS INCLUDE:

- MODERNIZED CAFETERIA'S AND FITNESS CENTERS
- RENOVED LOBBIES AND COMMON AREAS
- UPDATED RESTROOMS
- UPDATED MECHANICAL SYSTEMS
- ONGOING LANDSCAPING AND PAVING IMPROVEMENTS
- FUTURE BIKE PATH ACCESS



area amenities/corporate neighbors



ownership

CARRUTH CAPITAL, LLC IS A PRIVATELY-OWNED, WELL CAPITALIZED COMMERCIAL REAL ESTATE SOLUTIONS COMPANY WITH OVER 3.7 MILLION SQUARE FEET OF OFFICE, INDUSTRIAL AND FLEX SPACE UNDER OWNERSHIP. AS ONE OF THE LARGEST LANDLORDS IN MASSACHUSETTS, CARRUTH CAPITAL PROVIDES FLEXIBLE COMMERCIAL REAL ESTATE SOLUTIONS TO OVER TWO HUNDRED TWENTY (220) TENANTS OCCUPYING FORTY TWO (42) COMMERCIAL BUILDINGS.

CARRUTH CAPITAL'S HANDS ON APPROACH TO REAL ESTATE PROVIDES TENANTS WITH EXCEPTIONAL VALUE AND FIRST CLASS SERVICE.



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OFFICE PARK



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