

# *For Lease or Sale*

11 West Main Street  
Westborough, MA

**A 6,360 SF two-story office building in  
a walkable town center location**





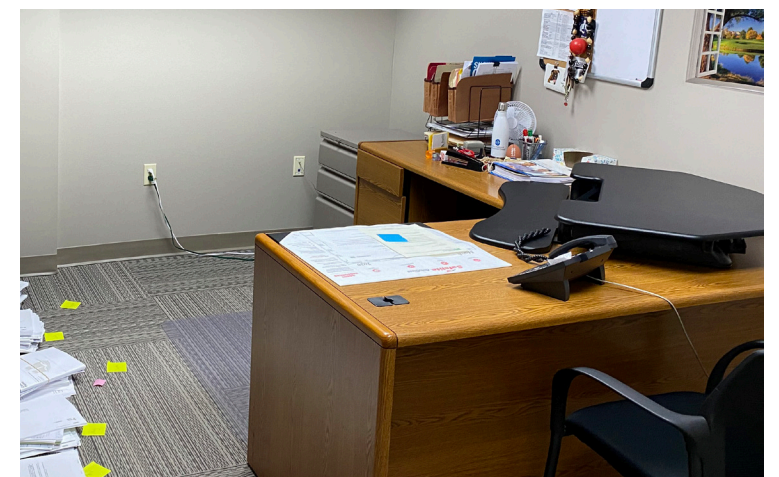
# THE OFFERING

JLL is pleased to present 11 West Main Street, Westborough a 6,360 RSF, two (2) story office building located in Westborough Center.

Built in 2000, this impeccably maintained building offers two (2) stories of office space with elevator access and deeded parking adjacent to the building.

Owner occupied since it was built in 2000, the building has been renovated multiple times and offers modern finishes and a layout ideal for professional services firms with a mix of private offices, conference rooms and collaboration space.

The town center location provides a diverse local amenity base within walking distance to the building including local coffee and food options along West Main Street and Milk Street, in addition to being located across from the Westborough Plaza with access to Roche Brothers, Panera Bread, Ted's Montana Grill, Tavolino Italian Gourmet and more.





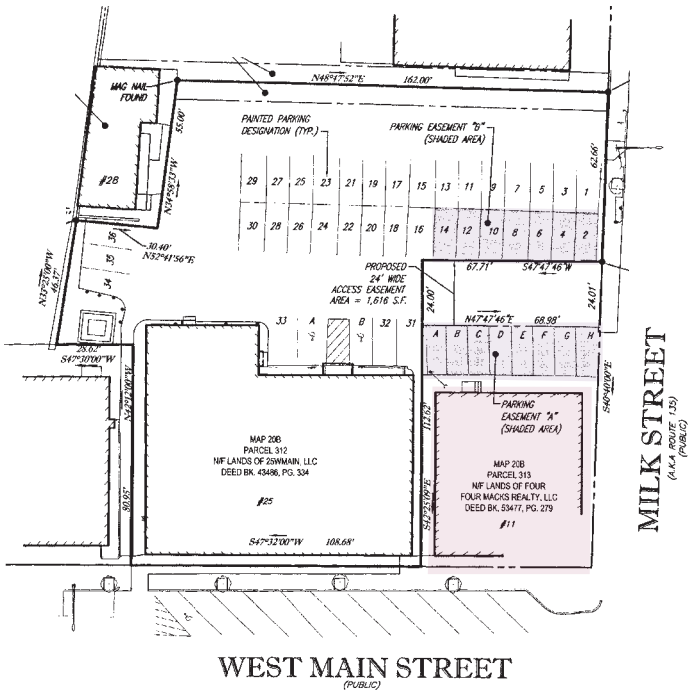
# PROPERTY DETAILS

# FLOOR PLANS

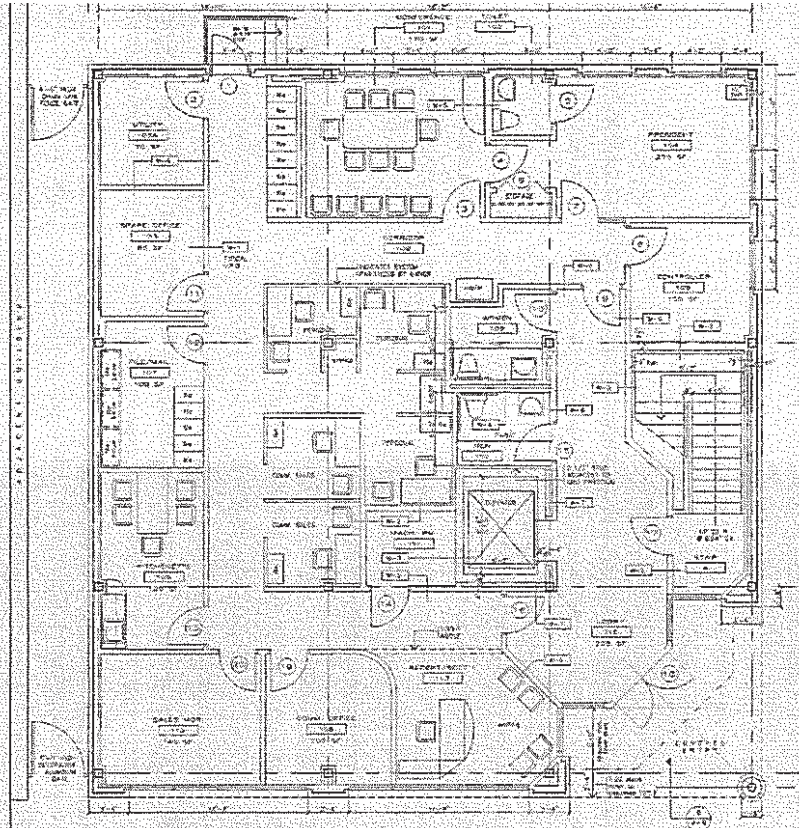
## BUILDING SPECIFICATIONS

- Size: 6,360 SF
- Year Built: 2000
- Gas: Eversource
- Electric: National Grid
- Water: Town of Westborough
- Sewer: Town of Westborough
- Parking: 2.73/1,000 SF and abundant street parking
- Roof: Rubber membrane
- HVAC: 4 York RTU's
- Elevators: One (1) passenger

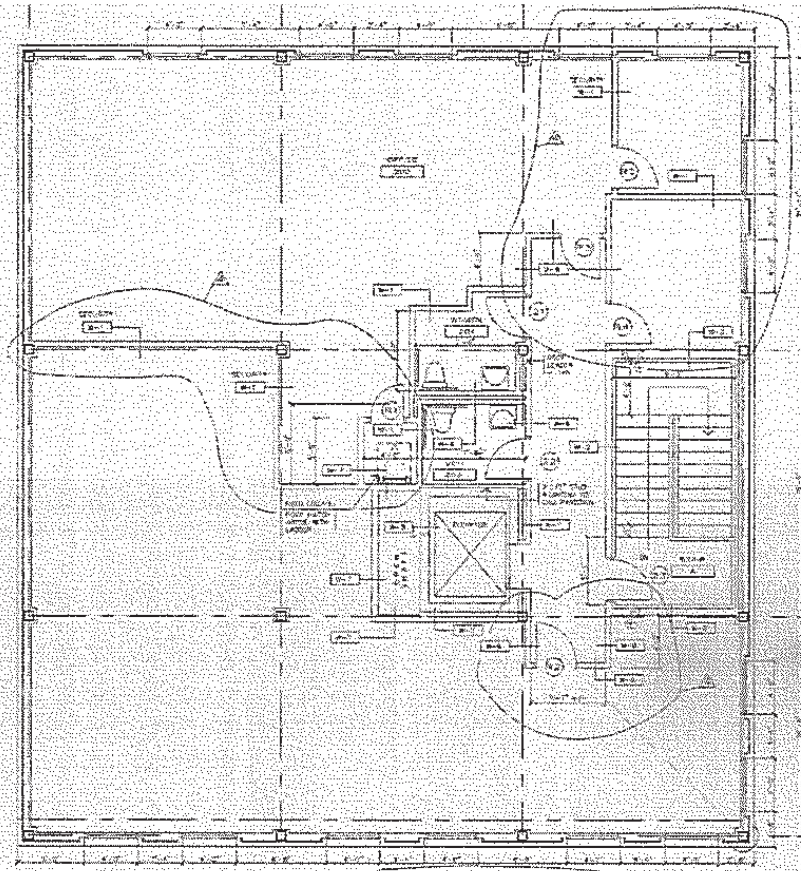
## SITE PLAN



## FLOOR 1



## FLOOR 2

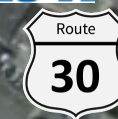




# Walkable Amenities



KAMI & CO



boston interiors



KINGS CORNER BARBERSHOP



Rotary Pizza & Grille



LAURENE ALDORISIO'S ACADEMY OF DANCE EXPRESSIONS



Toll Brothers DESIGN STUDIO

ywca  
Central Massachusetts



Sake Hana  
Asian Cuisine & Sushi



Sabatini Restaurant & Pizzeria

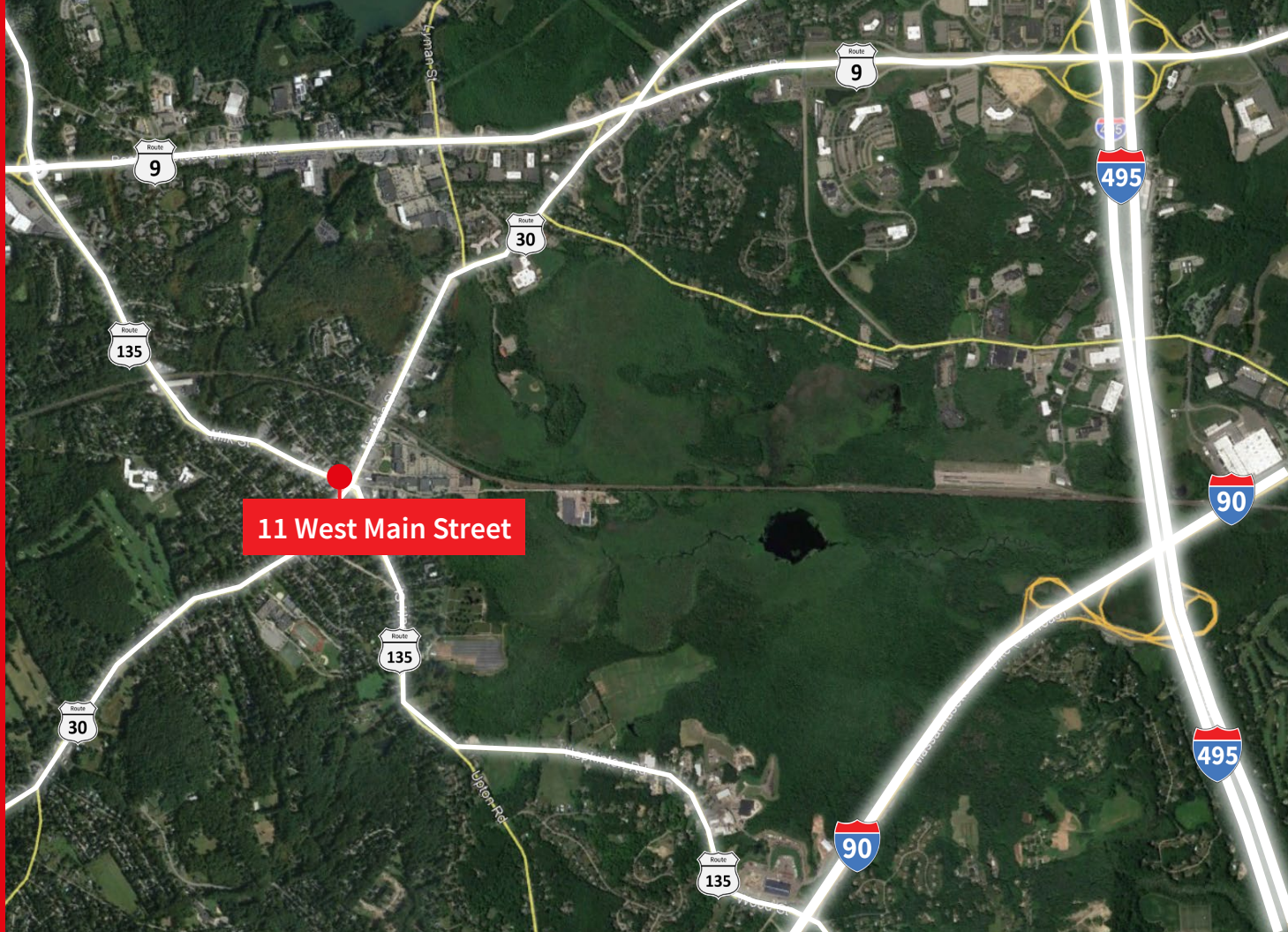
SOUTH STREET DINER

All about the Pup





# Location / Access



## Contact information

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