



For Lease

40 Washington Street, Westborough

Property Highlights

40 Washington Street in Westborough is a 60,000 SF unique office/flex property with excellent visibility on Route 495 and is easily accessible via Route 9 from either Washington Street or Flanders Road.

This opportunity is ideal for office, R&D, biotech and even warehouse uses with the building featuring loading docks, lifts, ramps, yard space and high bay heights.

The building is conveniently located next to, and fully powered by the solar array that is visible from I-495 North.



60,000 SF

Building Size



7,500-14,000 SF

Typical Floor Size



3.80/1,000 SF

Parking Ratio



2

Story Building





Building Specifications

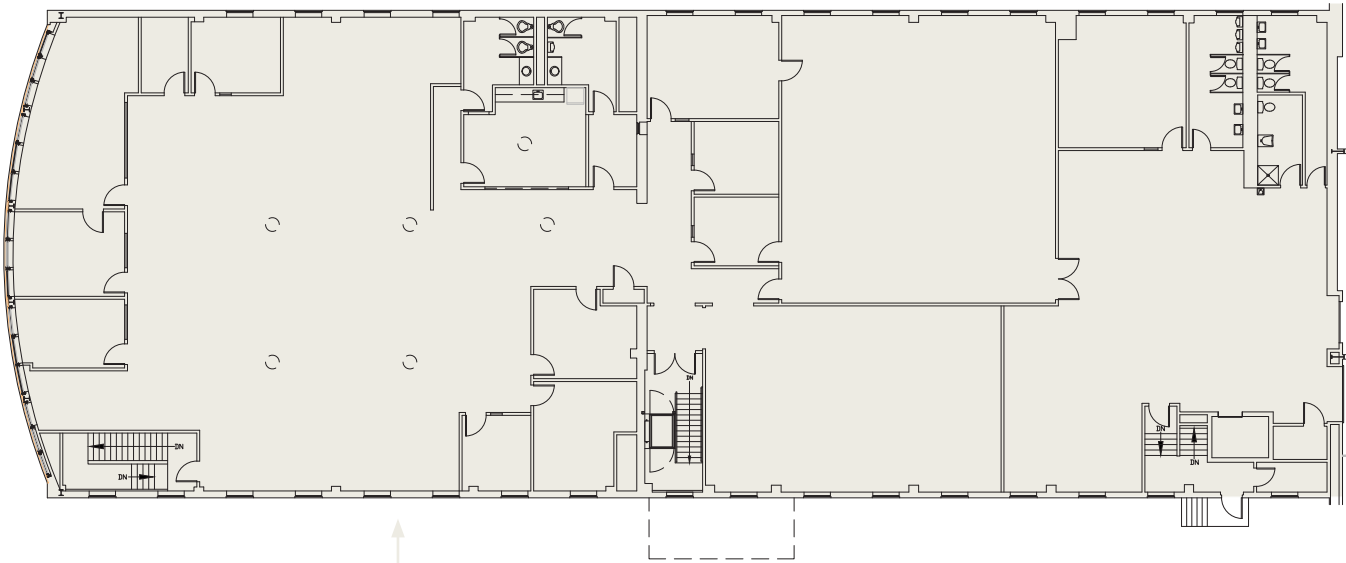
Property Type	Flex	Typical Floor Size	30,000 SF
Secondary Type	R&D	Elevators	1
Class	C	Loading Docks	4
Building Size	59,791 SF	Ceiling Height	14'-20'
Year Built/Renov	1930 / 2012	Windows	Fully operational
Stories	Two (2)	Amenities	Bio-tech/Lab space, air-conditioning, loading dock, high bay area, yard area/ storage, signage opportunity
Parking	3.8/1,000 SF		
Parcel Number	WBOR-000030-000008		

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 though both their down cycles and growth cycles by continually offering tenants flexibility ro right size within their portfolio.

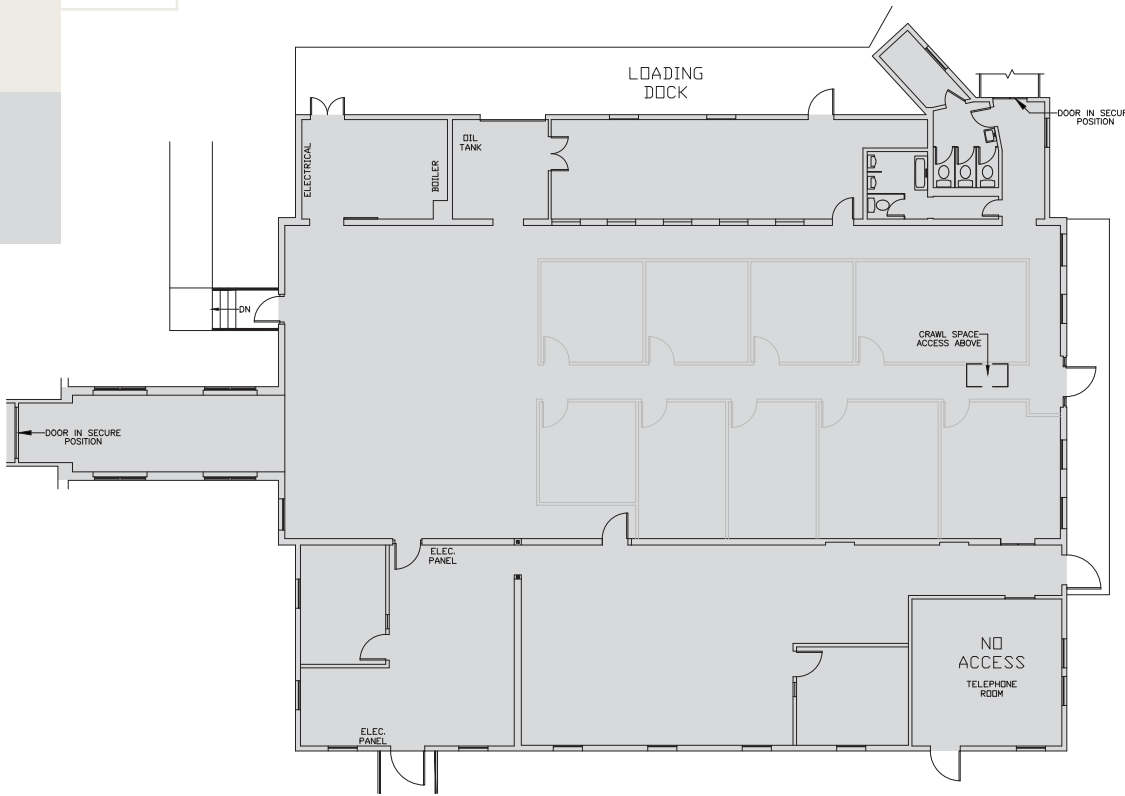
www.carruthcapital.com

AVAILABLE SPACE



Suite 2000
13,535 RSF
(office/flex/R&D)

Suite 5000
7,495 RSF
(storage)



40 Washington Street
Westborough, MA

Submarket: The Boroughs
County: Worcester



For more information, contact:

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