

# 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



WALKING AND  
JOGGING TRAILS

116/118  
FLANDERS ROAD



CAFETERIA,  
COMMISSARY  
& CATERING



CARRUTH  
CAPITAL  
HEADQUARTERS





**1500**

# food service

THREE FRESH AND UNIQUE CAFETERIA THEMES

**1500:**  
NEW YORK DELI INSPIRED

**1700:**  
ASIAN FUSION/HEALTHY OPTIONS

**1800:**  
SHAKE SHACK INSPIRED



**coming soon**

# micro markets

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



**1700**



**1800**





# 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
- RENOVATED 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



## contact us

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