

NEW **ownership**

NEW **amenities**

NEW look













food service

THREE FRESH AND UNIQUE CAFETERIA THEMES

1500:

NEW YORK DELI INSPIRED

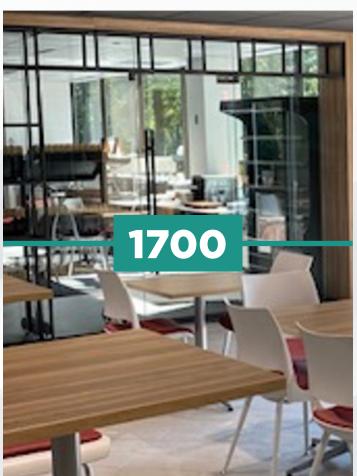
1700:

ASIAN FUSION/HEALTHY OPTIONS

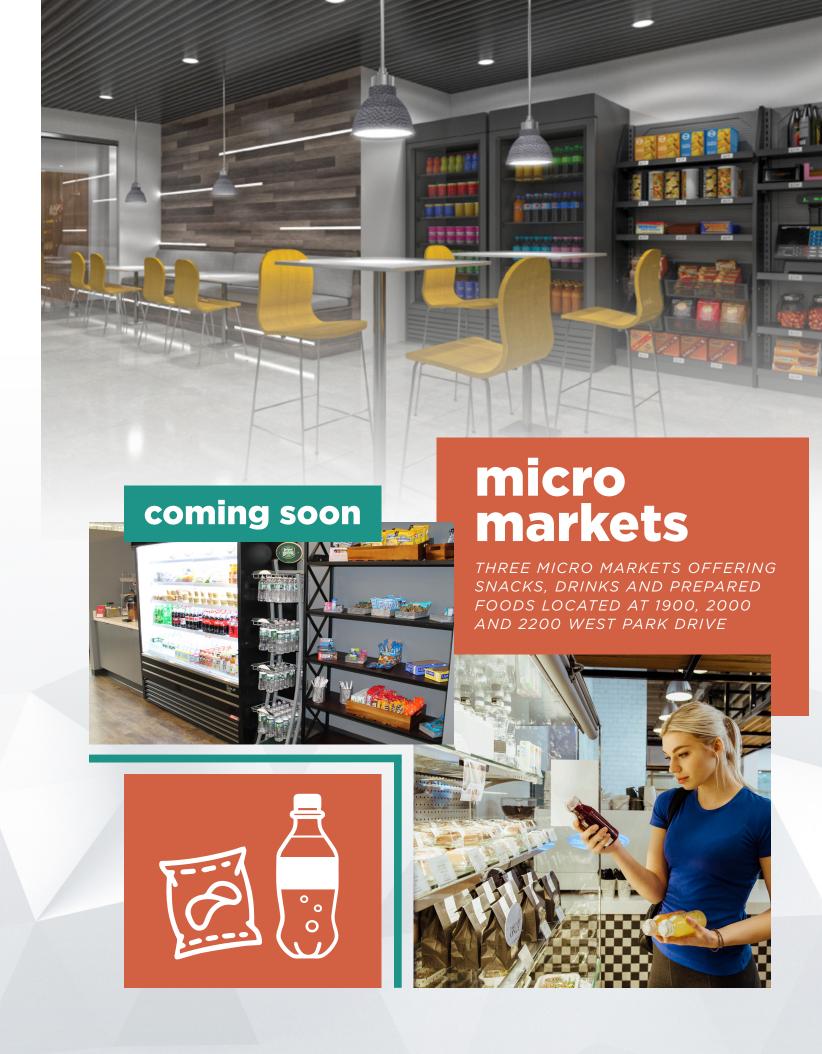
1800:

SHAKE SHACK INSPIRED









conference center

A NEWLY RENOVATED CONFERENCE CENTER LOCATED
AT 1900 WEST PARK DRIVE



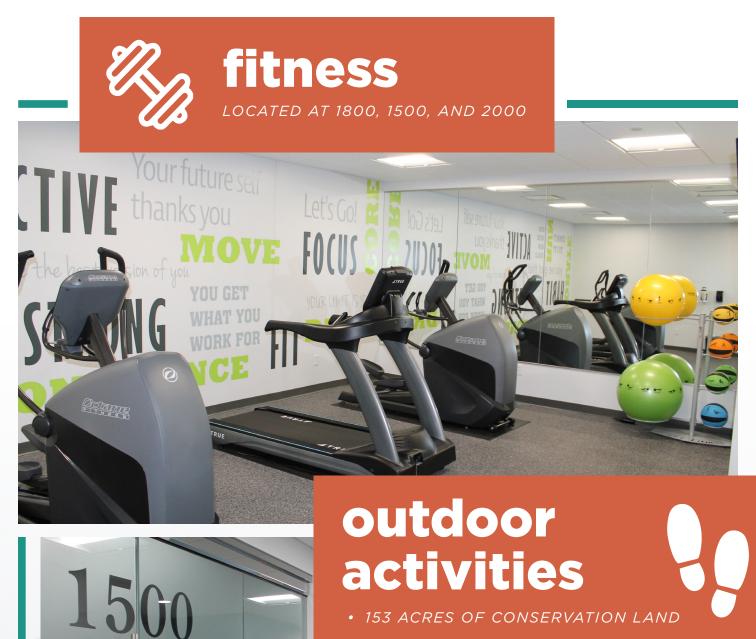
• A/V AND INTERNET CONNECTION AVAILABLE

• CATERING SERVICES AVAILABLE

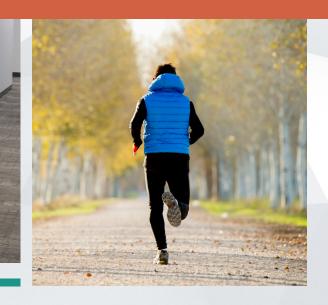


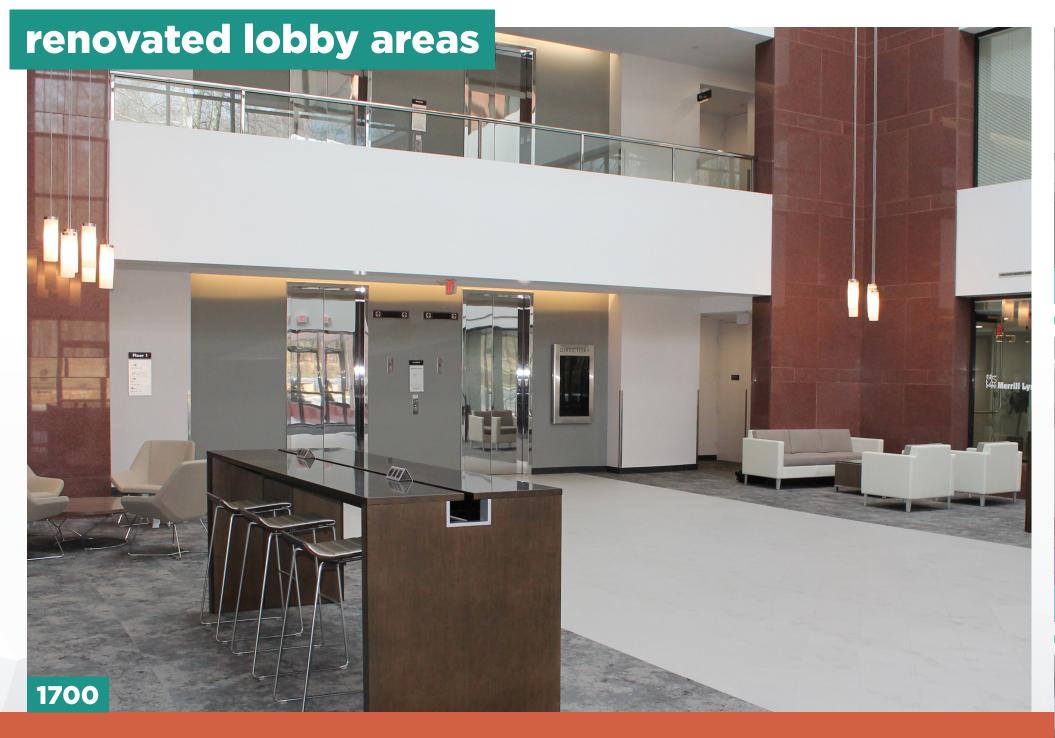




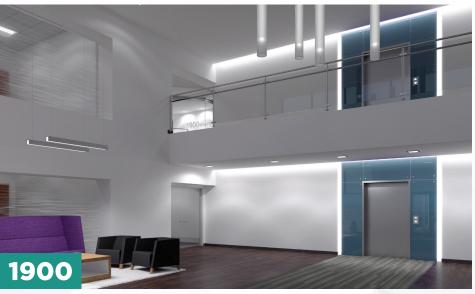


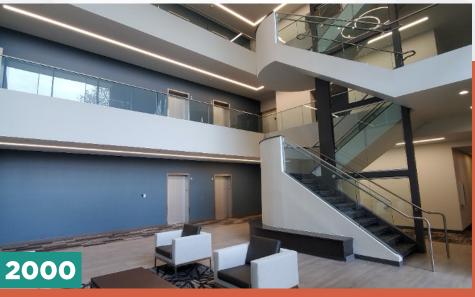
- FUTURE ACCESS TO BIKE TRAIL
- OUTDOOR SEATING/COLLABORATION AREAS











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







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.



westborough OFFICE PARK



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