

# 4400

## computer drive

westborough, ma



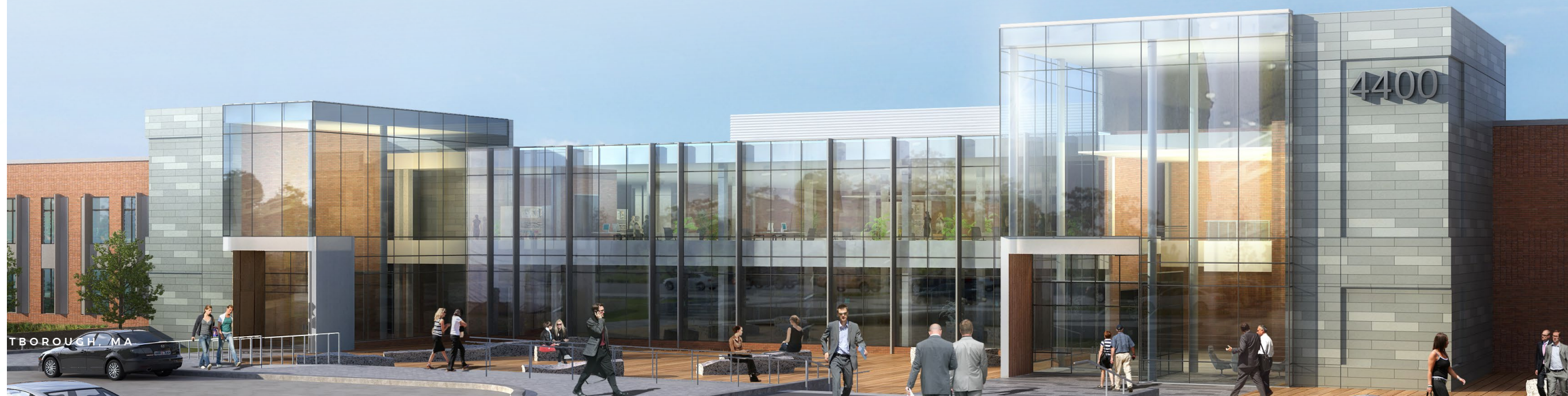


**spacious.**  
**innovative.**  
**flexible.**  
**endless**  
**opportunities.**

On behalf of Carruth Capital, JLL would like to bring to your attention an opportunity to lease up to 385,000 SF at 4400 Computer Drive in Westborough, Massachusetts. 4400 Computer Drive is one of the largest existing contiguous blocks of space in suburban Boston with floor plates in excess of 150,000 SF designed for office, lab or biotech uses. The building can be expanded by up to 350,000 SF with construction of a 350,000 SF addition with structured parking. The lower level of 4400 Computer Drive currently houses a 20,000 SF data center with heavy power and infrastructure.

The 78.5-acre lot has landscaped grounds providing a pleasant campus feeling in a natural setting. The building is located at the cloverleaf of the junction of Route 9 and Interstate 495. Both Interstate 290 and the Mass Pike (Interstate 90) are just minutes away.

Carruth Capital is in the process of renovating the building to include a new modern lobby and common areas, enhanced amenities, and improvements to the façade and entryway. The building has a full-service cafeteria, fitness center and conference center that could be made available to tenants. Nearby amenities include a host of hotels, restaurants and retail amenities within both walking and driving distance to the site.





# building specifications

**Year Built/Renovated:** 1979/2018

**Building Size:** 382,000 SF (three stories)

- **Lower Level:** 62,000 SF
- **First Floor:** 150,000 SF
- **Second Floor:** 175,000 SF

Floor:	Finished Ceiling Height:	Clear Height:	Deck Height:
Lower Level	9'	10'11"	13'
First Floor	9'	12'1"	14'5"
Second Floor	9'	13'4"	15'

**Power:** 2 x 13.8 kV, 480/277V feeds from redundant grids (over 20,000 A), backed up with over 5 MW of emergency power and 20,000 gallons of on-site fuel storage

**HVAC:** The HVAC system includes three 300-ton centrifugal chillers, three 400-ton cooling tower cells and a VAV air distribution system that supplies all areas from four main air handlers. Labs are provided with free-standing chilled water air-conditioning units

**Heating:** Four Fulton pulse combustion gas-fired boilers serve buildings A and B. Perimeter baseboard, air handler hot water coils and perimeter VAV boxes with electric re-heats serve the building's heating requirements. Hot water temp is achieved via outdoor air reset, and each building has its own dedicated hot water pumps on variable frequency drives with a spare pump for emergency backup

**Roof:** Sika Sarnafil, white, energy efficient PVC roof installed in October, 2009

**Zoning:** Industrial B and D

**Column Spacing:** Approximately 25' x 30' on center

**Floor Loading:**

- **Lower Level:** Slab on grade
- **Floors 1 & 2:** 100 lbs./SF

**Generator Systems (Data Center):** Three separate generator systems:

- **A - 1000 kW:** Supporting one 500 kVA UPS and one chiller system
- **B - 2000 kW:** Supporting three 500 KVA UPS and one chiller system
- **C - 2500 kW:** Supporting four 550 KVA UPS and one chiller system

**Utilities:**

- **Telecommunications:** Verizon and Lighttower Fiber
- **Water & Sewer:** Municipal (Town of Westborough)
- **Gas:** Eversource
- **Electric:** National Grid



**Carruth Capital, LLC** is a privately owned, well-capitalized commercial real estate firm with over 3.5 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 through both their down cycles and growth cycles by continually offering tenants flexibility to right size within their portfolio.

[www.carruthcapital.com](http://www.carruthcapital.com)





# convenience is key. amenities that inspire.

The building will be delivered with a brand-new amenities center including:

full-service cafeteria



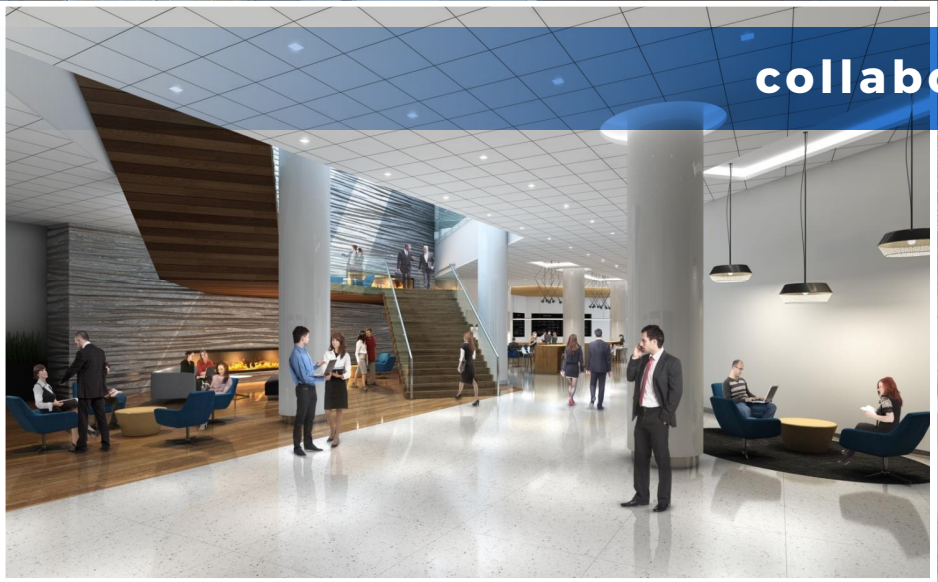
outdoor gathering areas



fitness center



collaboration areas





# first floor: amenities center concept





# access & neighbors



4400 COMPUTER DRIVE • WESTBOROUGH, MA

## excellent highway access



1.3 MILES



2.0 MILES



3.5 MILES



5.4 MILES

## abundant area amenities

30

RESTAURANTS

22

CAFES

6

BARs

21

FITNESS CENTERS

32

SHOPPING DESTINATIONS

## prominent corporate neighbors

verizon

\$191.3B\*

SANOFI  
GENZYME

\$118B\*

DELLEMC

\$39.7B\*

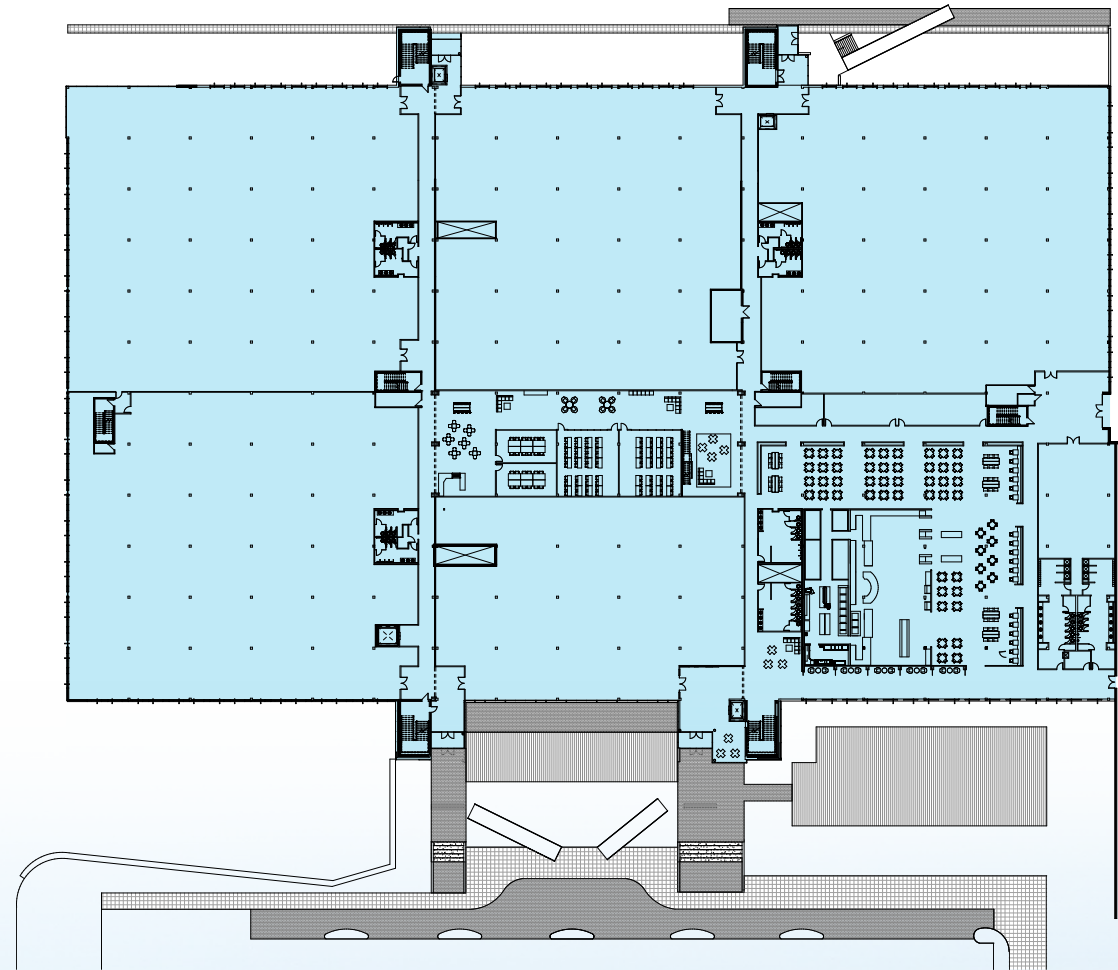


\$32.2B\*

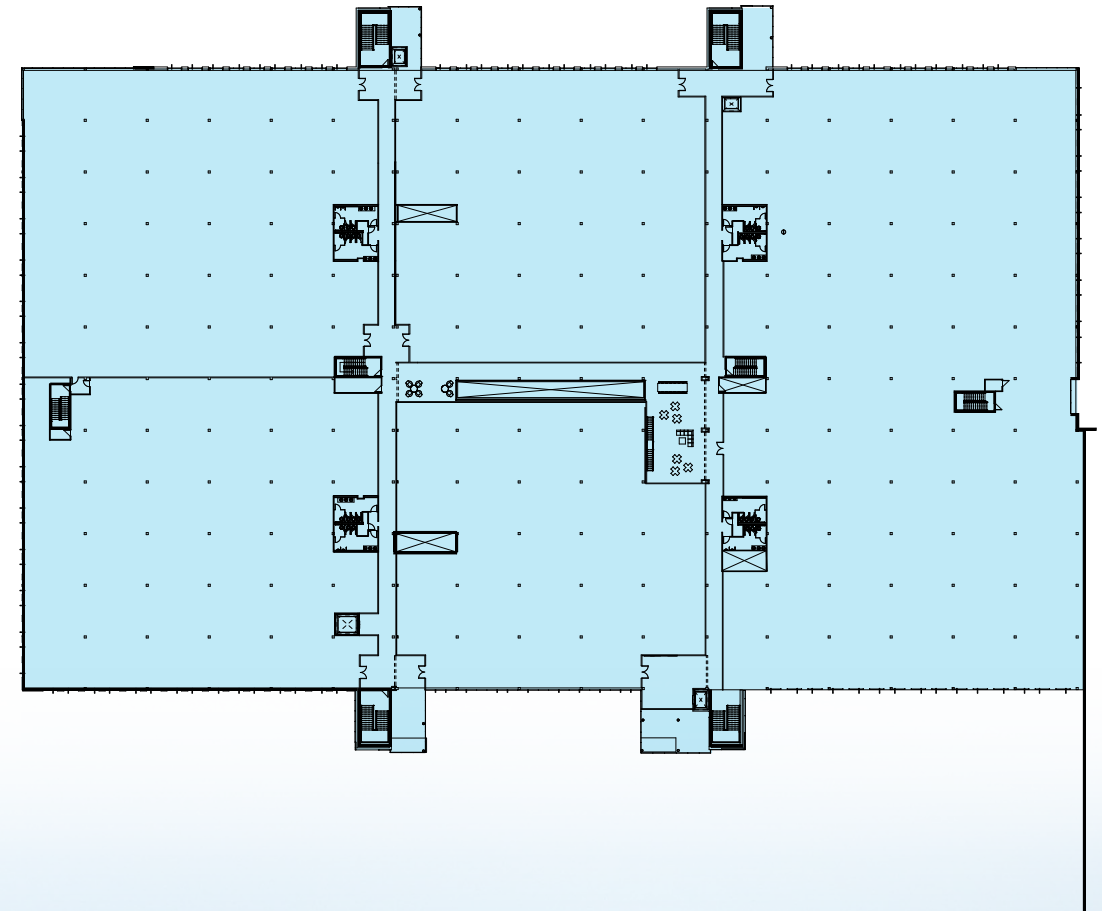
\*MARKET CAPS AS OF SEPTEMBER 2017



**first floor:**  
**150,000 SF**

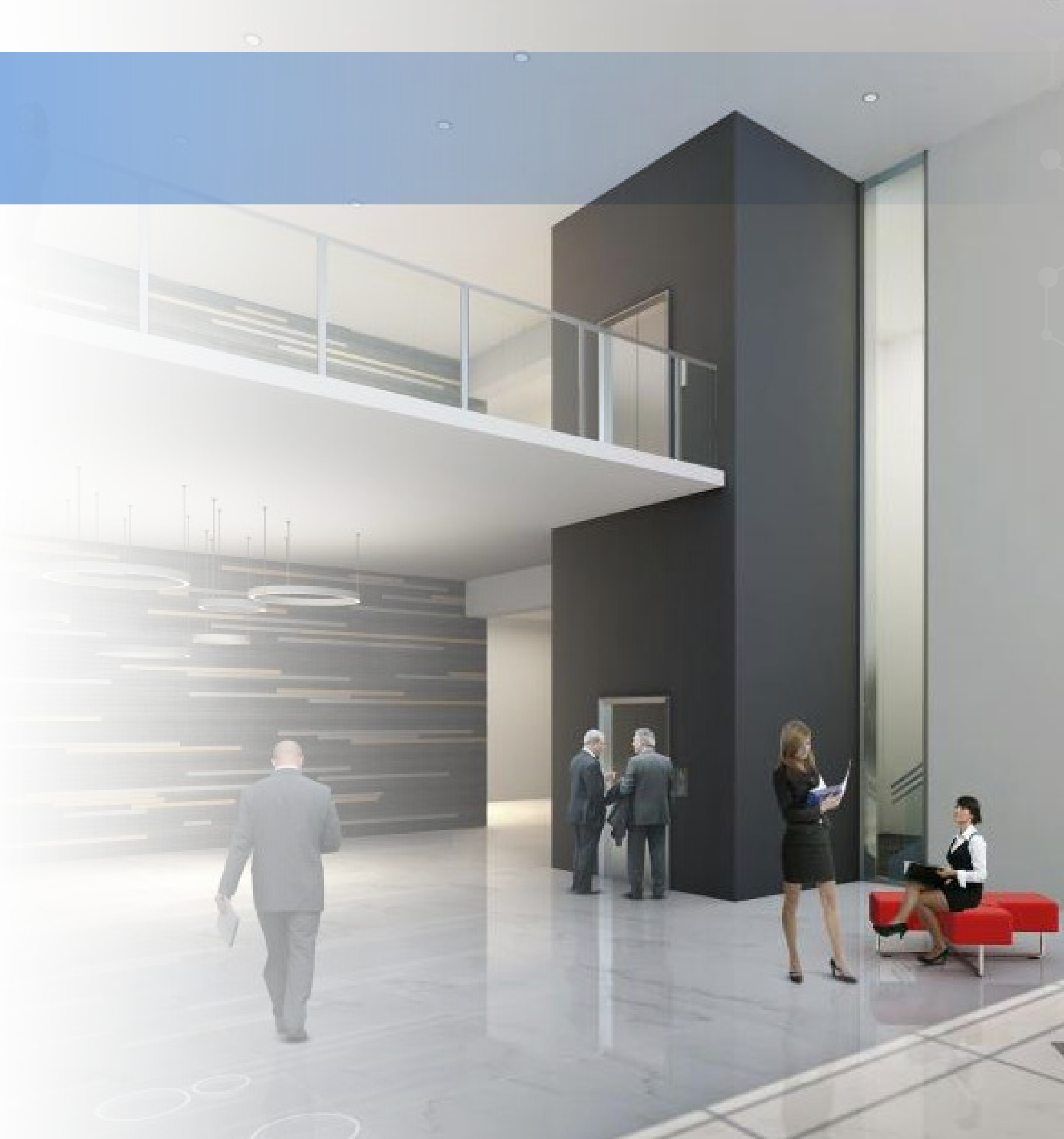
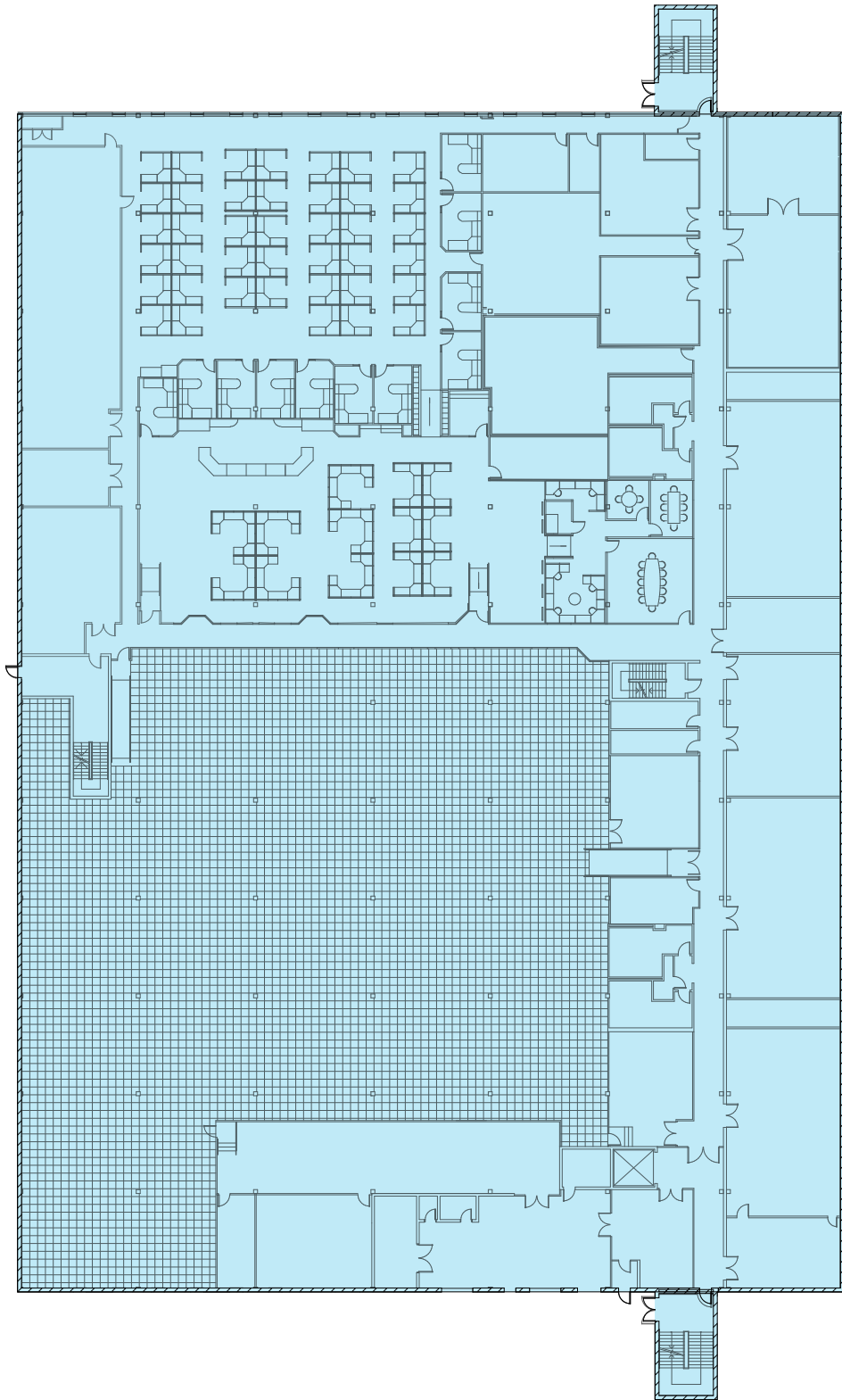


**second floor:**  
**175,000 SF**





# lower level: 62,000 SF





# contact

**Bob McGuire**

Managing Director

+1 617 531 4253

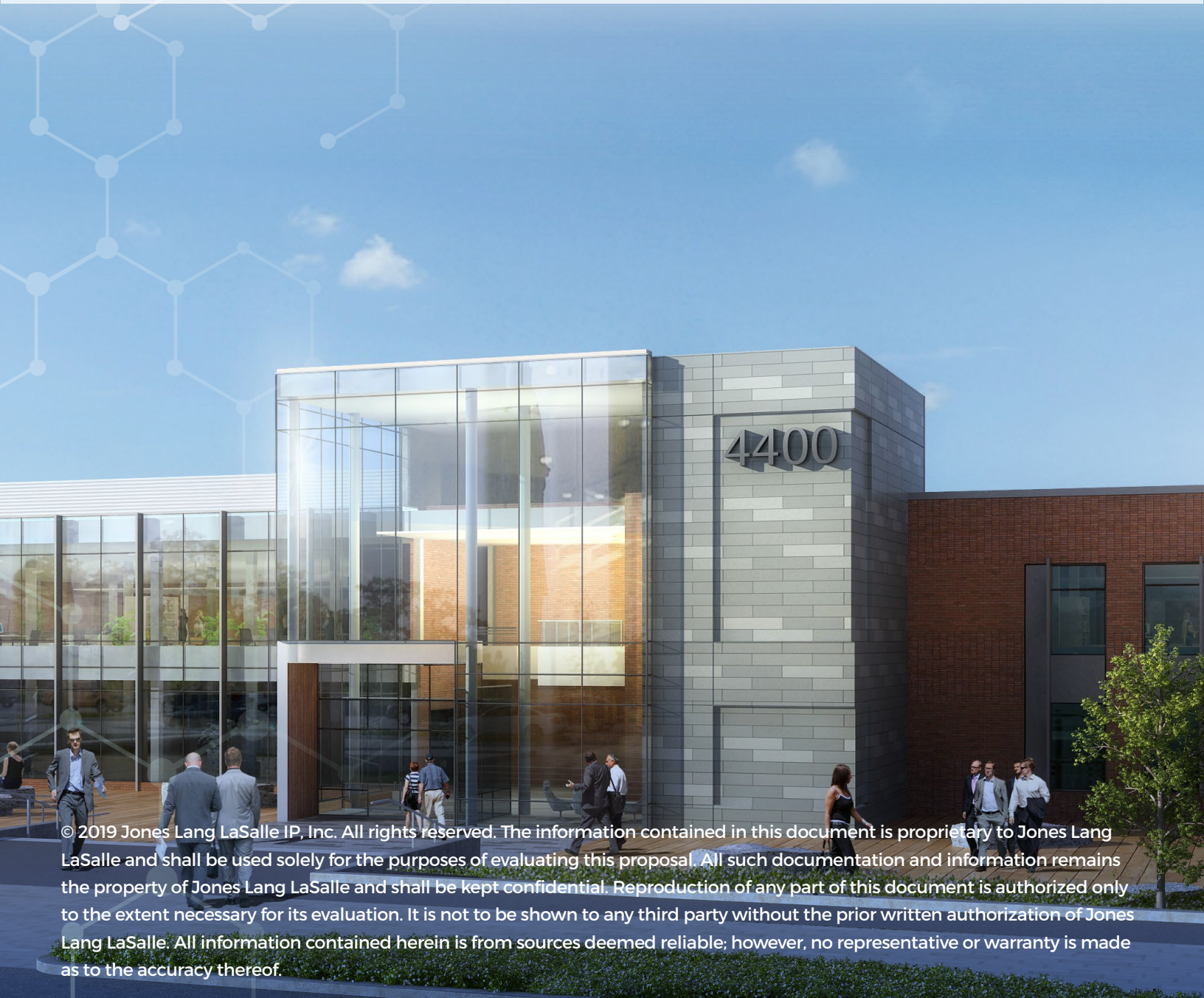
robert.mcguire@am.jll.com

**Alison Powers**

Senior Vice President

+1 617 531 4158

alison.powers@am.jll.com



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