



313
BOSTONPOSTROAD

TOP-QUALITY OFFICE SPACE
TOP-NOTCH LOCATION

AVAILABILITY



SECOND FLOOR
7,878 SF - 37,211 SF

FIRST FLOOR
5,368 SF

313 Boston Post Road is a first class, two-story office building located along Route 20 in Marlborough, MA. The 76,322 SF property is perfectly positioned in the MetroWest market between Routes I-495, I-290 and I-90/Mass Pike. Tenants will enjoy convenient access to all area highways and proximity to a wealth of restaurants and retail stores. The building offers flexible floor plates and a state-of-the-art environment for its tenants, complete with a two-story atrium lobby and fitness center.

PROPERTY FACTS



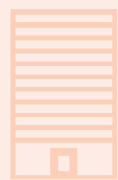
Building Size:
76,322 SF

Year Built:
1986



Ceiling Height:
8.5' - 10'

Amenities:
Fitness center with shower and locker room



Parking Ratio:
3.21/1,000 SF

Loading:
2 loading docks



Tel/Data:
Earthlink, Verizon, Comcast

Gas Provider:
Eversource

AMENITY RICH LOCATION

313 Boston Post Road sits adjacent to the RK Center and directly opposite the Apex Center of New England, a new retail development featuring dozens of entertainment, dining, hospitality and retail options.

- 1 Wendy's
- 9 Courtyard Marriott
- 2 Chipotle
- 10 Embassy Suites by Hilton Boston Marlborough
- 3 Starbucks
- 11 Extended Stay
- 4 Panera
- 12 Holiday Inn Hotel & Suites Marlborough
- 5 Longhorn Steakhouse
- 13 Hampton Inn Boston/Marlborough
- 6 McDonald's
- 14 Royal Plaza Trade Center
- 7 Ninety Nine Restaurant & Pub
- 15 Best Western Royal Plaza Hotel
- 8 Dunkin' Donuts
- 16 Planet Fitness



APEX CENTER

RETAIL

- T Mobile
- Zoots
- IC Federal Credit Union
- Primrose Touchfree Car Wash
- Dalla Nails & Spa
- SportClips
- European Wax Center

HOTELS

- Marriott Fairfield Inn & Suites
- Hyatt Place

RESTAURANT/CAFÉ

- 110 Grill
- Evviva Cucina
- Friendly's
- Chik-fil-A
- Qdoba
- Starbucks
- Hot Table
- Okami

FITNESS

- Goldfish Swim School
- Title Boxing Club
- Planet Fitness

ENTERTAINMENT

- Apex Entertainment
- BB Kidz Klub
- Altitude Trampoline Par
- Muse Paint Bar
- Breakout
- Mindtrek VR



OWNERSHIP

Novaya is an established owner and operator of real estate throughout the Northeast. As a trusted partner with over eighty years of combined leadership experience, Novaya provides its clients with an innovative approach, uncovering value through proprietary market relationships, creative structuring, local expertise and superior management.



FOR MORE INFORMATION CONTACT:

Andrew Sherman
+1 617 531 4147
Andrew.Sherman@am.jll.com

Phil DeSimone
+1 617 531 4188
Philip.DeSimone@am.jll.com

