

WESTBOROUGH, MA
134 FLANDERS ROAD

FOR LEASE



2,570 SF & 6,338 SF OFFICE SPACES | \$17.50/SF PLUS ELECTRIC

Situated in Westborough with immediate access to Route 9 and I-495, 134 Flanders Road offers a professional office setting in a prime suburban location. Ideal for businesses seeking visibility and convenience in the heart of MetroWest.

PROPERTY SPECIFICATIONS

AVAILABLE	2,570 SF & 6,338 SF
BUILDING SIZE	57,421 SF
YEAR BUILT	1988
STORIES	THREE (3)
ELEVATORS	ONE (1) PASSENGER
PARKING SPACES	219 (3.50/1,000 SF)
RENTAL RATE	\$17.50/SF PLUS ELECTRIC

HIGHLIGHTS

- MOVE-IN CONDITION
- RECENTLY UPDATED LOBBY
- 24-HOUR ACCESS
- CONFERENCE FACILITY ONSITE
- SHOWER FACILITIES ONSITE
- MONUMENT SIGNAGE
- OUTDOOR SEATING
- EASY ACCESS TO ROUTE 9 AND I-495

R.W. HOLMES
COMMERCIAL REAL ESTATE
RWHOLMES.COM

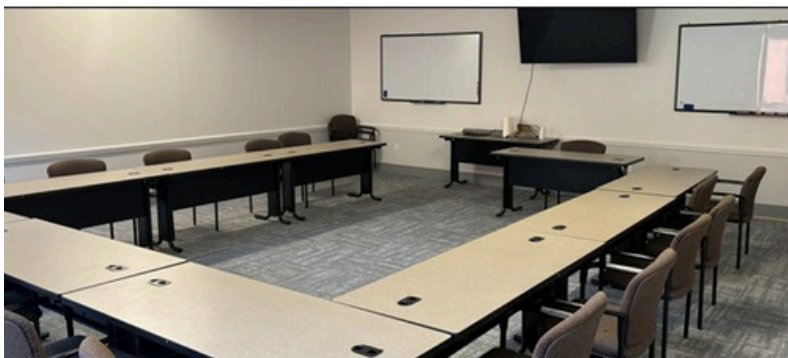
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PHOTOS



LOCATION

