

ONE

RESEARCH DRIVE

WESTBOROUGH, MA

**HIGH-CAPACITY DATA
& WAREHOUSE OPPORTUNITY**

33,105 SF AVAILABLE FOR LEASE³

EST. 2000 **FERRIS**

**AVISON
YOUNG**

About One Research Drive

One Research Drive is a premier Class A office building located in Westborough, Massachusetts. It offers approximately 283,797 square feet of space across four stories. The property is strategically positioned at the intersection of I-495 and Route 9, providing excellent access to the Massachusetts Turnpike and the Greater Boston area.

The building has undergone significant capital improvements. Recent upgrades include a fully renovated lobby, new HVAC systems, energy efficient LED lighting, glass railing systems, and updated restrooms and common areas. These improvements enhance both the building's aesthetic appeal and operational efficiency.

Tenants at One Research Drive enjoy a wide range of amenities. These include a 140-seat auditorium, an executive boardroom with catering space, a full-service cafeteria with an outdoor patio, and high-speed wireless internet in all common areas. The property also features a modern fitness center with locker rooms and showers, an on-site ATM, and ample surface parking with a ratio of 4.2 spaces per 1,000 square feet.



The building has earned ENERGY STAR® certification every year since 2007, demonstrating a strong commitment to sustainability. Plans are in place to install electric vehicle charging stations and expand renewable energy initiatives, further enhancing its environmental profile.

With its modern infrastructure, strong amenity package, and excellent accessibility, One Research Drive is a standout option in the MetroWest office market.



One Research Drive Building Amenities



140 SEAT AUDITORIUM

FULLY EQUIPPED FITNESS CENTER



FULL SERVICE CAFETERIA

Location & Access


MAJOR HIGHWAYS

-  1 MIN | 0.1 MI
-  3 MINS | 0.3 MI
-  3 MINS | 0.3 MI

TRANSPORTATION

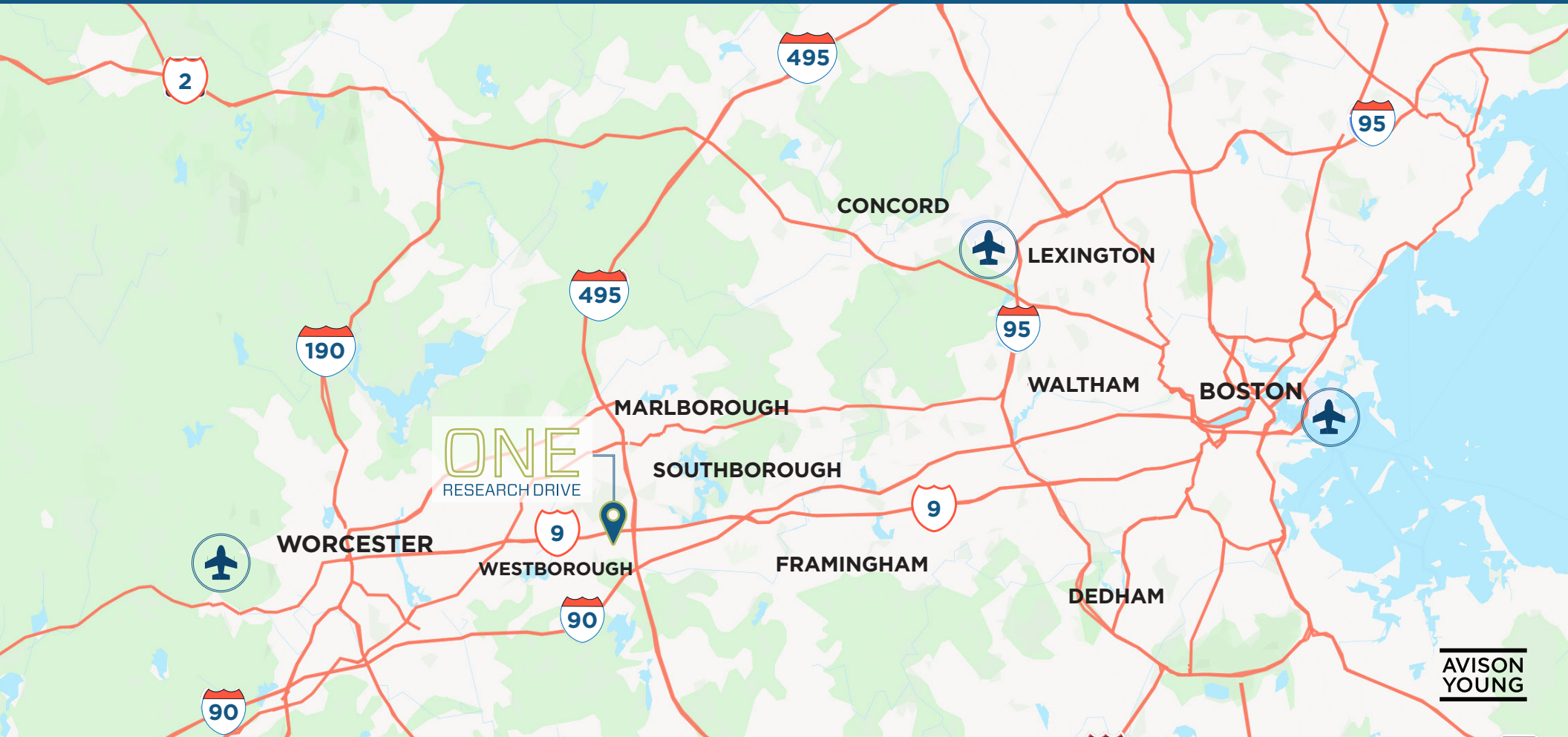
-  13 MINS
-  21 MINS

AIRPORTS

-  30 MINS
-  35 MINS
-  30 MINS

WESTBOROUGH TO

- WORCESTER 15 MINS
- BOSTON 35 MINS





Site Description

ADDRESS	1 Research Drive, Westborough, MA
GROSS BUILDING AREA	283,797 SF
TOTAL FLOORS	4
AVAILABLE SPACE	2nd Floor Total: 33,105 SF Data Center: 12,301 SF Warehouse: 20,804 SF
LAND AREA	24.9 acres
YEAR BUILT	1981
PARKING	1,818 spaces (4.16 per 1,000 SF)
AMENITIES	Café, Fitness Center, Executive Boardroom, ATM, Breakrooms, Outdoor Patio, (140) Seat Auditorium, (4) Trailer Height Loading Docks - A Wing & C Wing

Building Systems

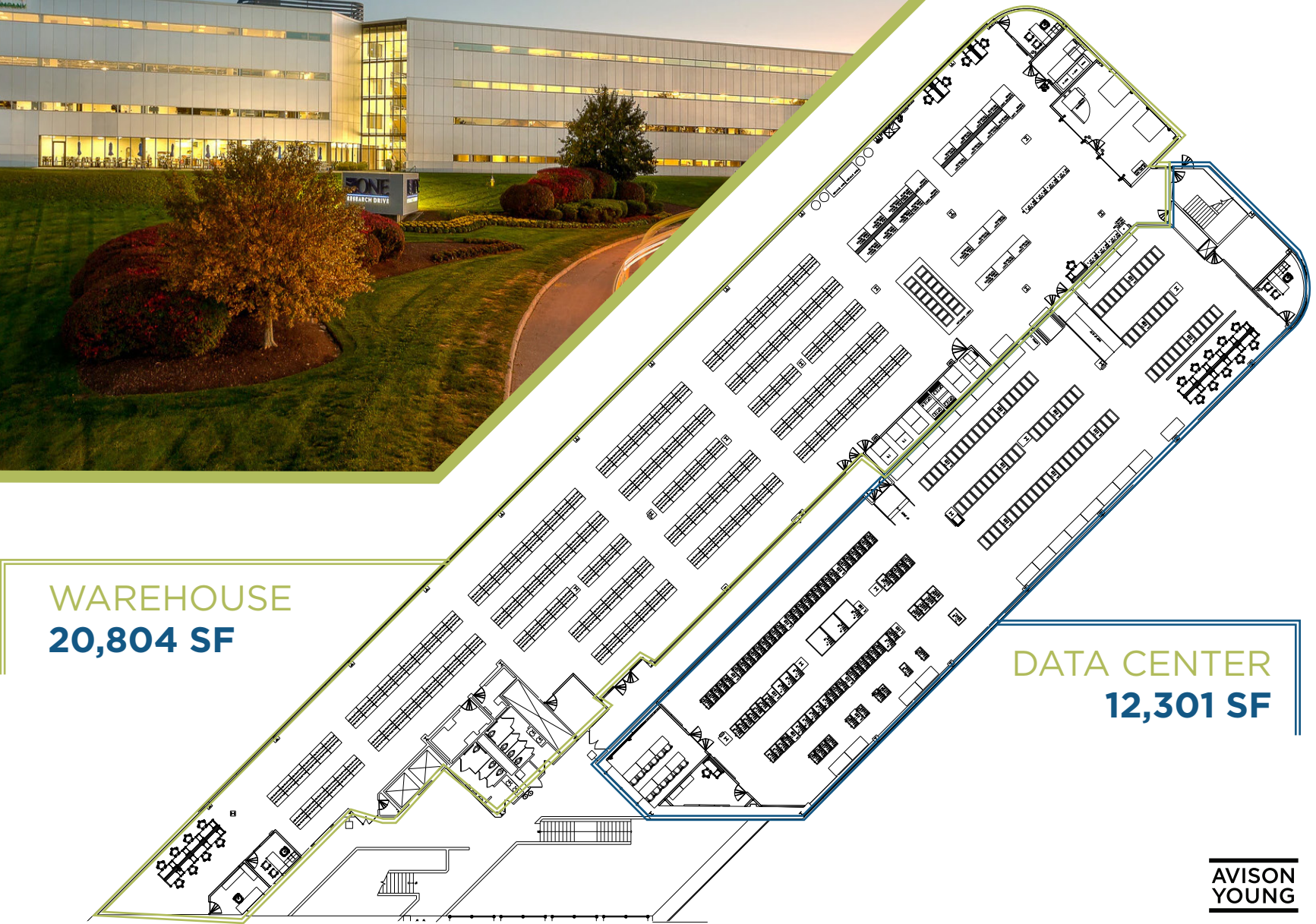
ELEVATORS	(5) 2,500LB CAPACITY, 100FPM PASSENGER ELEVATOR
HVAC	(4) THREE SEASONS COOLING TOWERS W/ WATER SOURCE HEAT PUMP BOXES
FIRE / LIFE SAFETY	FULLY WET PIPE SPRINKLER SYSTEM
ELECTRICAL PROVIDER	NATIONAL GRID
ELECTRICAL SERVICE	(1) 4000AMP SERVICE, 277/480V & (1) 2000AMP SERVICE, 277/480V
BROADBAND	SPECTRUM / VERIZON FIOS
TELECOMMUNICATION	SPECTRUM / VERIZON / CROWN CASTLE
SECURITY	24/7 KEY CARD ACCESS



Existing Floor Plan

2nd Floor | 33,105 SF

Available Now



WAREHOUSE
20,804 SF

DATA CENTER
12,301 SF

Data & Warehouse

12,301 SF
DATA CENTER

The available $\pm 33,300$ SF section on the 2nd floor offers a unique blend of dedicated data infrastructure and high efficiency warehouse functionality within a premier Class A environment.

20,804 SF
WAREHOUSE

This space is purpose-built for performance and flexibility, featuring robust electrical capacity, dedicated cooling, direct loading access, and high-speed connectivity. Designed to support data driven, logistics, and hybrid technology users, it delivers the infrastructure and scalability modern operations demand.

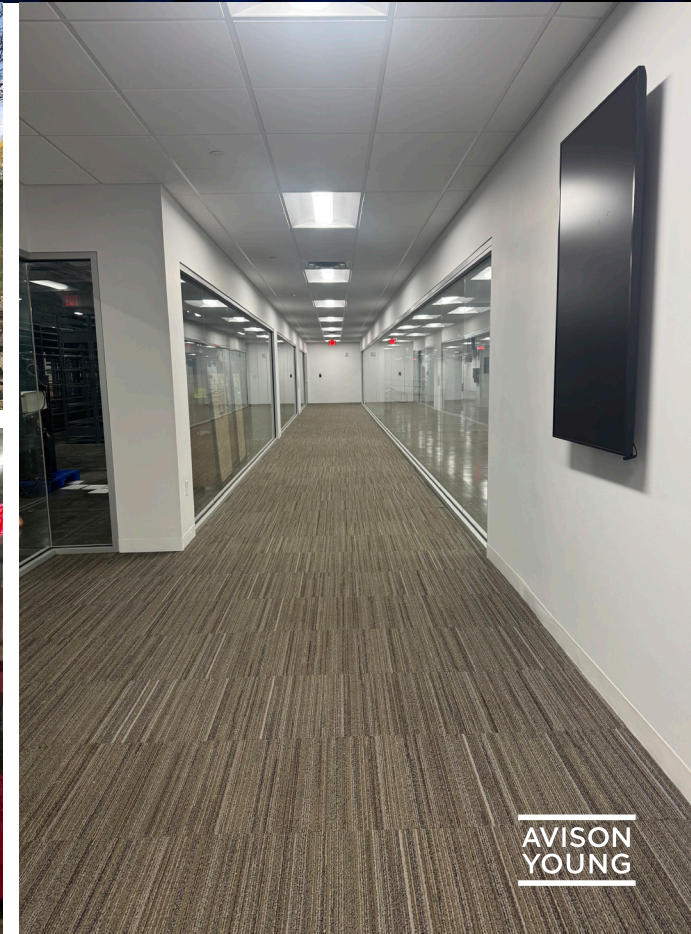
33,105 SF
TOTAL



Technical Features













Infrastructure designed for adaptability, scalability, and operational efficiency.

- Dual 4000A and 2000A electrical services (277/480V)
- Generator tie-in capability
- Fully sprinklered (wet pipe) system
- Existing HVAC infrastructure previously included multiple rooftop units servicing these spaces. Several have since been removed; future users may install new systems based on operational needs and load requirements.
- Raised floor capacity and reinforced slab
- Spectrum, Verizon, and Crown Castle fiber network access
- Dedicated freight access and loading docks with dock-height doors

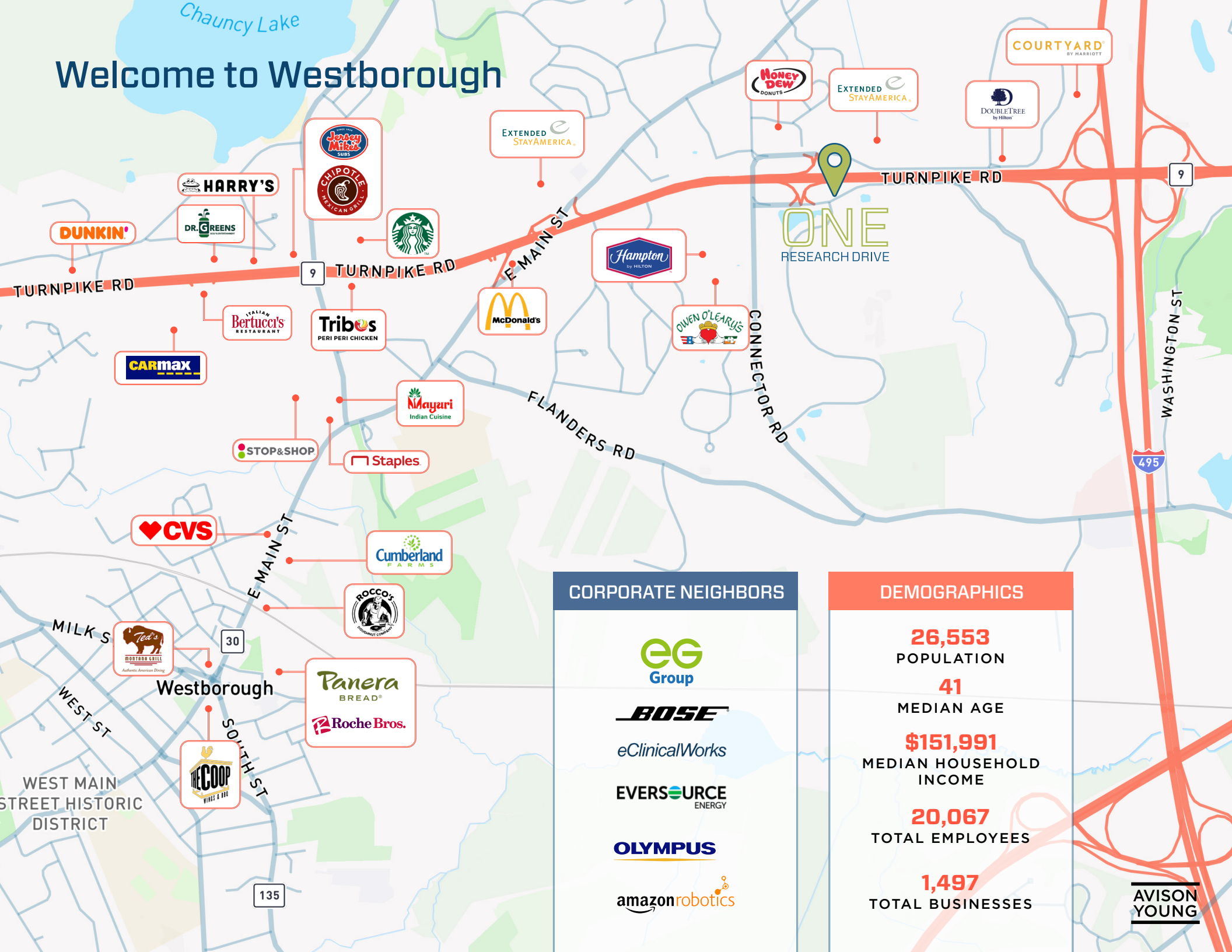




Current Tenant Roster

	1ST FLOOR	2,500 SF
	1ST FLOOR	15,000 SF Amenities
	1ST FLOOR	7,000 SF
	1ST FLOOR	11,400 SF
	1ST FLOOR	500 SF
	3RD FLOOR	11,000 SF
	3RD FLOOR	15,500 SF
	3RD FLOOR	7,500 SF
	3RD FLOOR	16,000 SF Co-working
	3RD FLOOR	8,000 SF
	4TH FLOOR	23,000 SF
	4TH FLOOR	20,000 SF

Welcome to Westborough



CORPORATE NEIGHBORS

- 
- 
- 
- 
- 
- 

DEMOGRAPHICS

- 26,553**
POPULATION
- 41**
MEDIAN AGE
- \$151,991**
MEDIAN HOUSEHOLD INCOME
- 20,067**
TOTAL EMPLOYEES
- 1,497**
TOTAL BUSINESSES



ONE

RESEARCH DRIVE

WESTBOROUGH, MA

For more information,
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