



FOR LEASE 8,219 & 10,076 SF FIRST CLASS OFFICE

On behalf of our client, CBRE is pleased to present an opportunity to lease 8,219 & 10,076 SF of first class office/R&D space at Mansfield Corporate Center, located at 9-11 Hampshire Street in Mansfield, Massachusetts.

Located in the master-planned Cabot Business Park, 9-11 Hampshire Street is a two-story 155,348 SF structure comprised of two interconnected buildings, with an average floor plate size of 40,000 SF. Built from 1989-1991 and completely renovated in 2006-2007, 9-11 Hampshire Street offers a world-class headquarter image with a red brick two-story design and all the amenities required by today's users. The building has a parking ratio of 3.5/1,000 SF.

Located at the Interstate 95/Route 140 Interchange in Mansfield, 9-11 Hampshire Street provides excellent on/off highway access, and tenants will enjoy an easy commute from any locale in the Greater Boston, Providence and Worcester areas. Corporate neighbors include AmerisourceBergen, Johnson Meditech, Medline Industries, Medtronic, Murata Power Solutions, Rexel, Samsonite and Toyota.



For more information or to schedule a tour, please contact:

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NEW BUILDING
ENTRANCE



ON-SITE
FOOD SERVICE



FIRST
CLASS



DISTINCTIVE
INTERIORS



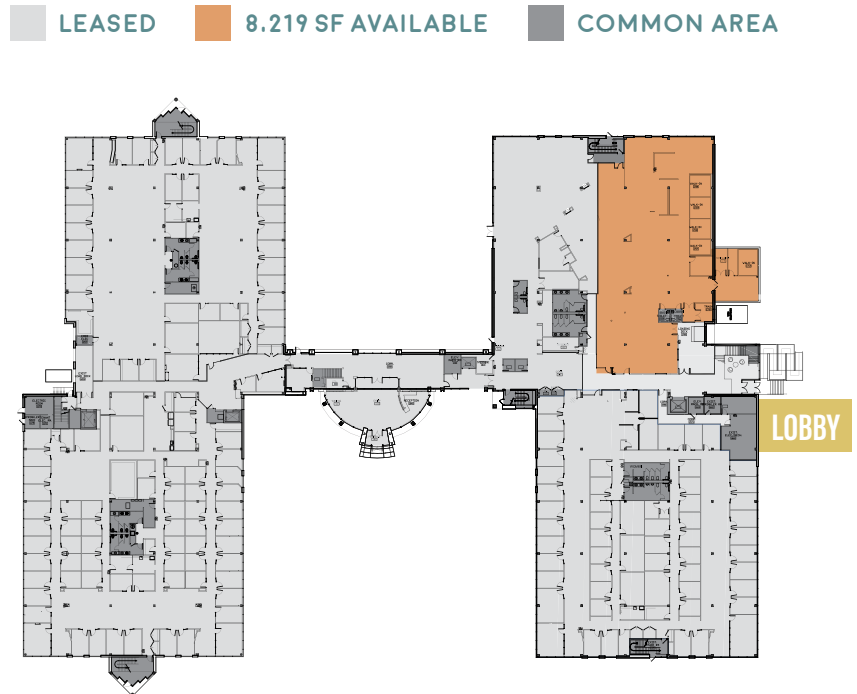
OUTDOOR
DINING

GROWTH | FLEXIBLE | EFFICIENT | NATURAL LIGHT

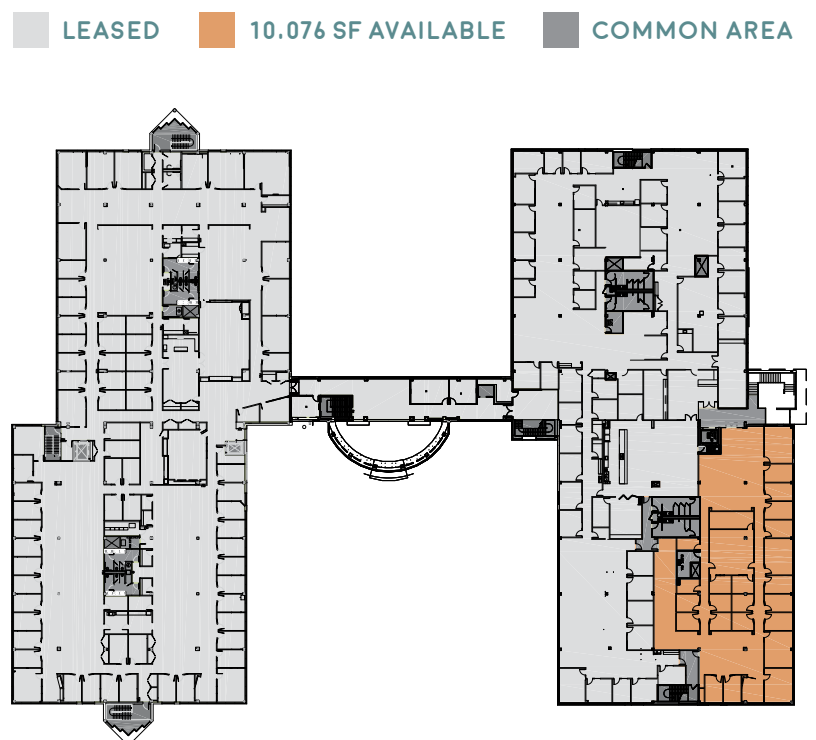
BUILDING SPECIFICATIONS

TOTAL SIZE:	155,348 SF
AVAILABLE SPACE:	8,219 & 10,076 SF
TIMING:	Immediate
AMENITIES:	» Grab & Go Food Service » Outdoor dining
LAND AREA:	30 acres
PARKING:	» 3.5/1,000 SF
ZONING:	Industrial
YEAR BUILT:	1989-1991
LOBBY RENOVATION:	2019
EXTERIOR:	Masonry and ribbon window, glass and steel curtain wall
COLUMN SPACING:	30' x 25'
LOADING DOCKS:	Four truck-height docks
HVAC:	VAV HVAC system with rooftop air handling equipment. 250 ton /building. Additional rooftop HVAC dedicated systems to meet production needs
SPRINKLERS:	Each building has an independent wet sprinkler system monitored by a fire alarm system
ROOF:	Ballasted 60mm EPDM » 9 Hampshire: Installed 2006 » 11 Hampshire: Installed 2015
UTILITIES:	
GAS:	Columbia Gas
ELECTRIC:	Mansfield Municipal Electric
WATER/SEWER:	Mansfield Water and Sewer Department

FIRST FLOOR PLAN



SECOND FLOOR PLAN





HAMPSHIRE STREET

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2 MINUTES TO INTERSTATES 495 & 95

WITHIN 10 MINUTES FROM



19	11	5	5	4
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RESTAURANTS	BARS	COFFEE SHOPS	GYMS	HOTELS
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