

± 10,343 SF OFFICE/FLEX
SUITE FOR LEASE

734 FOREST STREET

Marlborough, MA



EXCELLENT LOCATION & ACCESSIBILITY

Located within Cedar Hill Business Park, 734 Forest Street is situated directly off the Interstate 495 and Simarano Drive in Marlborough, offering tenants convenient access to Route 9, Interstate 90 and Interstate 290. Being situated between Massachusetts' major highway systems, this unique, first class, ±55,000 SF flex building provides convenient access throughout Massachusetts and New England. The available ±10,300 SF office/flex suite offers versatility with ample parking (a ±3.6/1,000 parking ratio), the ability to be delivered fully furnished, and provides access to one dedicated loading dock.

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

- + **Total Building:** ±54,884 SF
- + **Available Suite:** ±10,343 SF
- + **Land Area:** ±8.56 Acres
- + **Year Built:** 1987
- + **Parking:** 200 spaces (±3.6/1,000 SF)
- + **Loading:** One tailboard loading dock

CONSTRUCTION

- + **Structure:** Masonry and steel frame construction
- + **Foundation:** Slab-on-grade
- + **Facade:** Brick with concrete masonry unit backing
- + **Roof:** Mechanically fastened, reinforced TPO (installed in 2010, warranty through 2025)
- + **Windows:** Anodized, aluminum framed, double glazed
- + **Clear Height:** 16'6" above ceiling grid
- + **Column Spacing:** 40' x 40'

BUILDING SYSTEMS

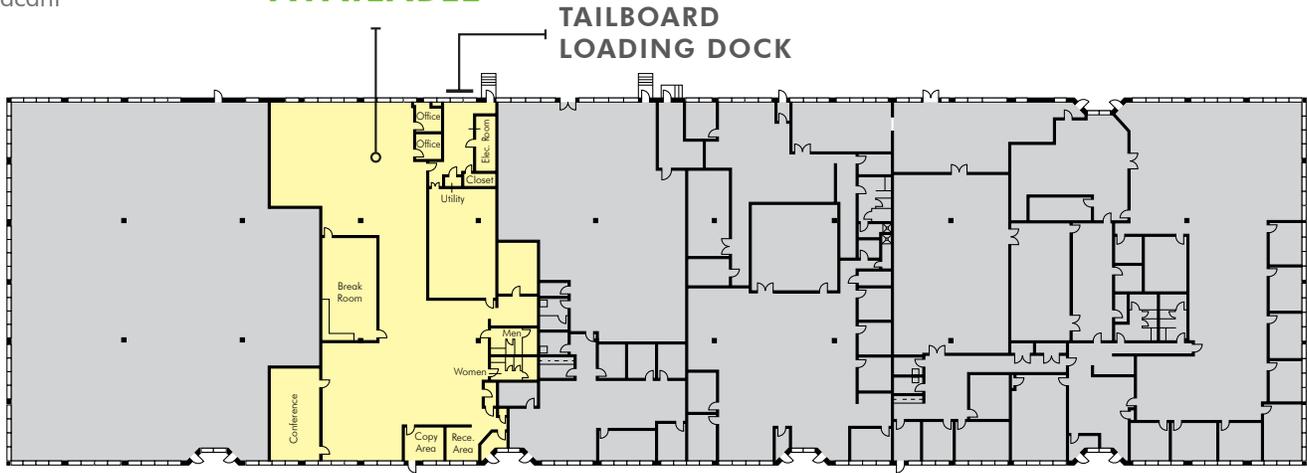
- + **HVAC:** Heated and cooled by 39 rooftop package units, the majority of which were manufactured by Carrier and York
- + **Electrical:** 2,000 Amps, 480 Volt, 3-phase, 4 wire (power to vacant suite to be verified)
- + **Life Safety:** Fully sprinklered; central fire alarm system (IFP 1000 fire alarm panel, radio communication to the fire department; battery backup system in case of power failure)
- + **Utilities**
 - **Electricity:** National Grid
 - **Gas:** Eversource
 - **Water/Sewer:** Municipal
 - **Telecommunications:** Verizon FIOS



FLOOR PLAN

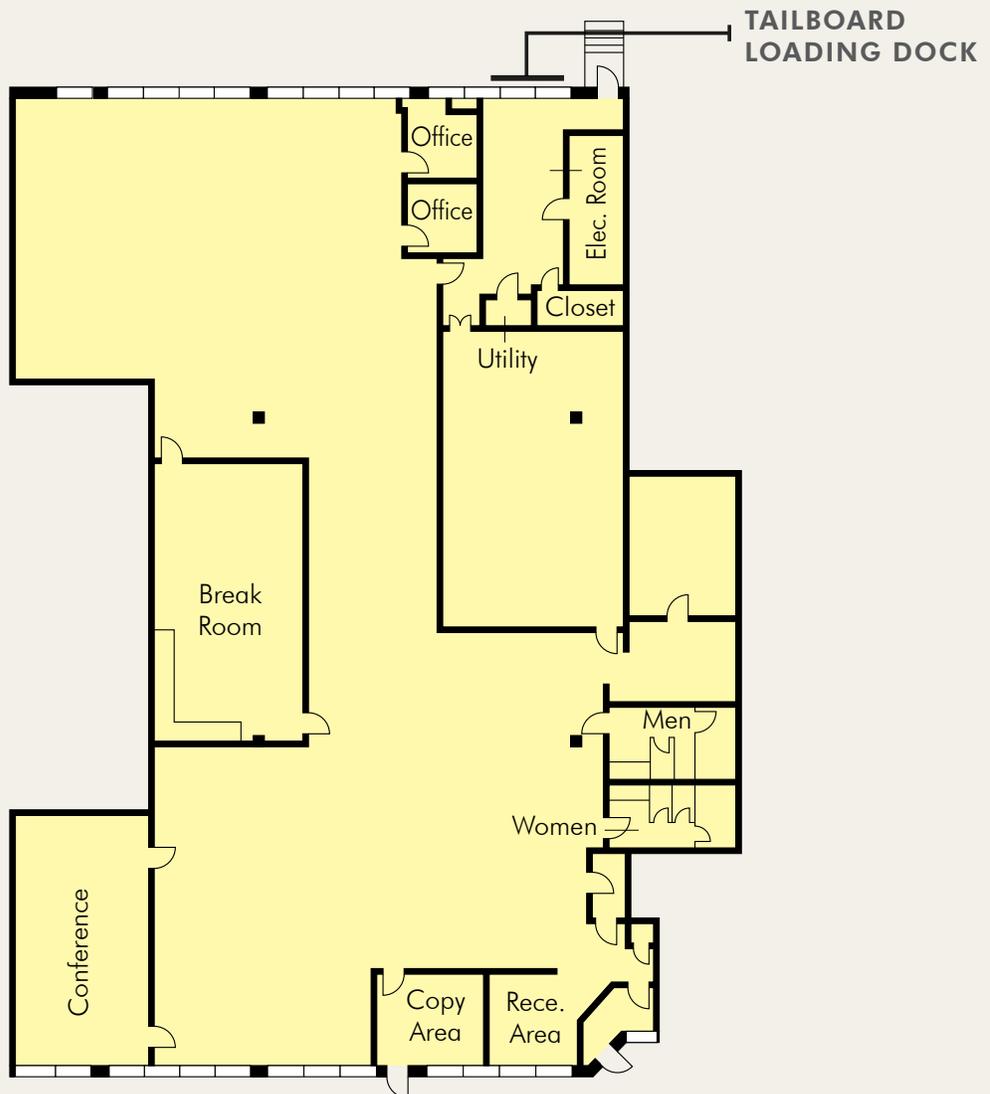
- Leased
- Vacant

**±10,343 SF
AVAILABLE**



VACANT SUITE

±10,343 SF





TRAVEL TIMES

- + **Interstate 495:** 1.4 miles
- + **Route 20:** 1.6 miles
- + **Interstate 290:** 3.3 miles
- + **Route 9:** 3.6 miles
- + **Interstate 90 (Mass Pike):** 5.2 miles
- + **Interstate 95:** 22.6 miles
- + **Interstate 93:** 36.2 miles
- + **Downtown Boston:** 35.2 miles
- + **Logan International Airport:** 37.8 miles

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