



**200 FOXBOROUGH
BOULEVARD**

FOXBOROUGH, MA



CBRE

 **CALARE**
PROPERTIES



±5,680 SF
SPACE AVAILABLE
FOR LEASE

EXCELLENT HIGHWAY ACCESS

BEST-IN-CLASS AMENITIES
WITHIN WALKING DISTANCE

OFFICE SPACE

R&D AND WAREHOUSE SPACE



PROPERTY OVERVIEW



On behalf of Calare Properties, CBRE is pleased to present an opportunity to lease 5,680 SF of **high-end flex/R&D/office space** at 200 Foxborough Boulevard, Foxborough, Massachusetts. Located at the **Interstate 95/Route 140 Interchange** in Foxborough, 200 Foxborough provides **excellent on/off highway access**, and tenants will enjoy an easy commute from any locale in the Greater Boston, Providence and Worcester areas.

200 Foxborough offers the following amenities within walking distance:

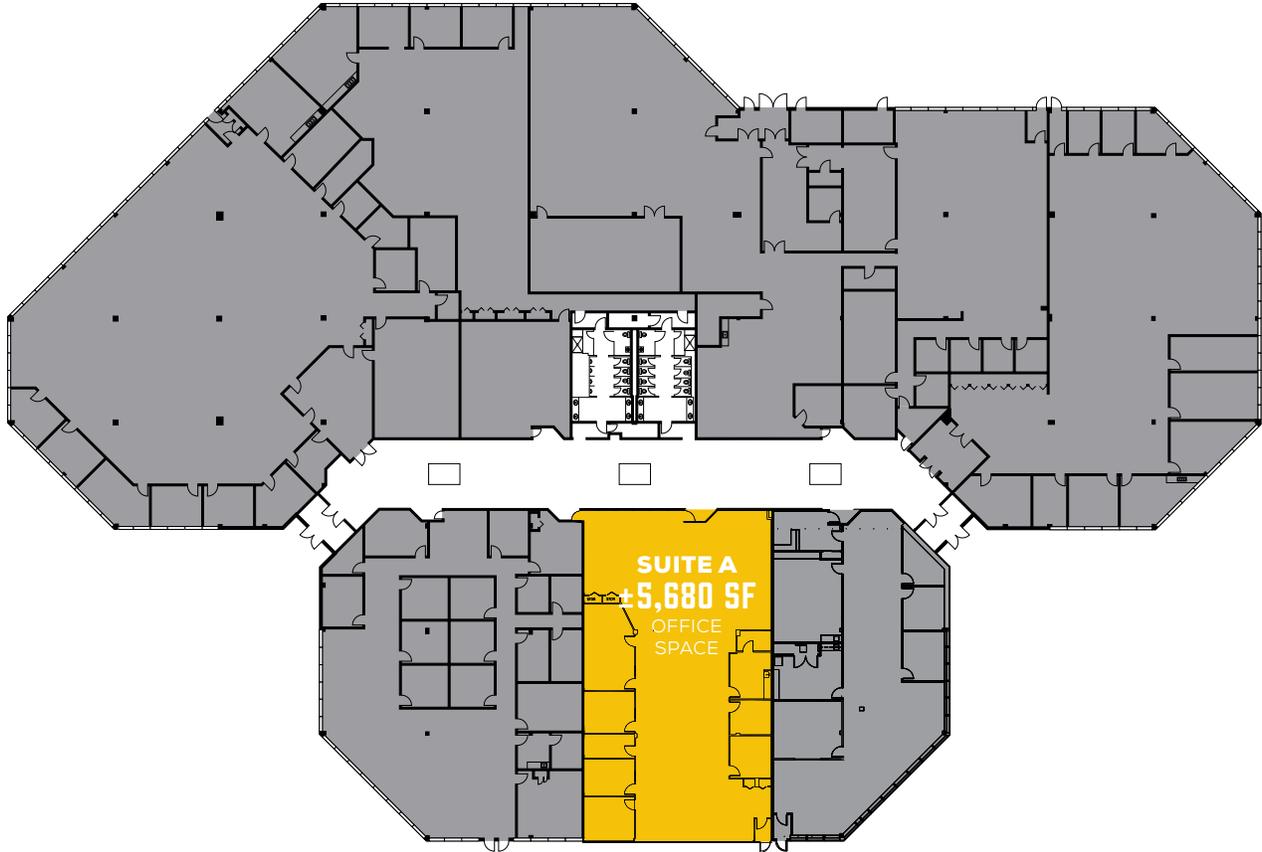
- Mansfield Commuter Rail
- Starbucks
- Fit Factory Health Club
- Hampton Inn and Suites
- Sonesta Select Boston Foxborough
- Residence Inn by Marriott
- Five restaurants



FLOOR PLAN



±5,680 SF AVAILABLE



BUILDING SPECIFICATIONS



TOTAL BUILDING SIZE	±60,209 SF	EXTERIOR	Masonry
AVAILABLE SPACE	Suite A: ±5,680 SF	HVAC	Single-zone rooftop
LAND AREA	±7.32 Acres	UTILITES	
PARKING	±4.00/1,000 SF	GAS	Eversource Energy
YEAR BUILT	1985/2004	ELECTRIC	Mansfield Municipal Electric Department
LOBBY RENOVATION	2021	WATER/SEWER	Mansfield Water Department



CORPORATE NEIGHBORS



EXIT 13B

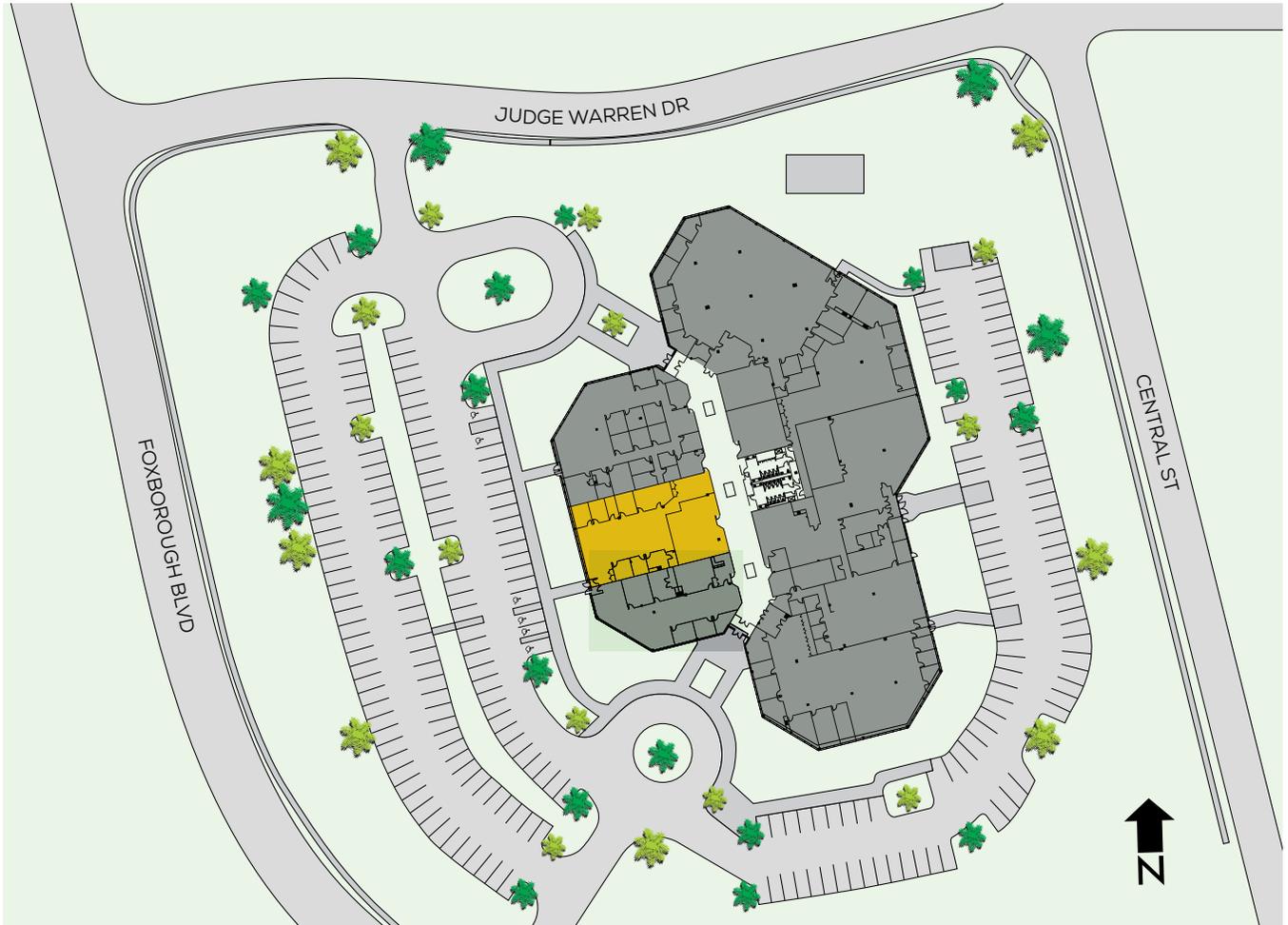
EXIT 13A



140



SITE PLAN



COMPLETED BUILDING IMPROVEMENTS



SPECULATIVE
DEMOLITION



NEW LED LIGHTING
& BRONZE LIGHTING
BOLLARDS



INTERIOR LOBBY AND
ATRIUM RENOVATIONS



LIFE SAFETY
PANEL UPGRADED



RE-PAVED
PARKING FIELD



UPGRADED
LANDSCAPING



NEW EXTERIOR
SIGNAGE

BUILDING UPGRADES



LOBBY REFRESH COMPLETE



LANDSCAPING IMPROVEMENTS COMPLETE



ACCESS & AMENITIES



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DRIVE TIMES



ROUTE 140 - 0.5 MILES

I-95 - 1.3 MILES

MANSFIELD CROSSING - 2.5 MILES

I-495 - 4.5 MILES

PROVIDENCE - 21.0 MILES

BOSTON - 30.0 MILES

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