



**200 FOXBOROUGH  
BOULEVARD**

FOXBOROUGH, MA



**CBRE**

 **CALARE**  
PROPERTIES



**±5,680 - 19,580 SF**

SPACE AVAILABLE  
FOR LEASE

EXCELLENT HIGHWAY ACCESS

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BEST-IN-CLASS AMENITIES  
WITHIN WALKING DISTANCE

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HIGH-END FLEX SPACE

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OFFICE SPACE

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R&D AND WAREHOUSE SPACE



# PROPERTY OVERVIEW



On behalf of Calare Properties, CBRE is pleased to present an opportunity to lease ±8,684 & 19,580 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



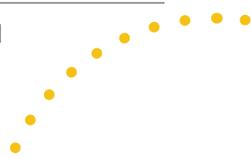
±5,680 - 19,580 SF AVAILABLE



# BUILDING SPECIFICATIONS



<b>TOTAL BUILDING SIZE</b>	±60,209 SF	<b>LOADING DOCKS</b>	Ability to add a drive-in door
<b>AVAILABLE SPACE</b>	Suite A: ±5,680 SF Suite B: ±8,684 SF Suite C: ±19,580 SF	<b>HVAC</b>	Single-zone rooftop
<b>LAND AREA</b>	7.32 AC	<b>ROOF</b>	EPDM
<b>PARKING</b>	±4.0/1,000 SF	<b>UTILITES</b>	
<b>YEAR BUILT</b>	1985/2004	<b>GAS</b>	Columbia Gas
<b>LOBBY RENOVATION</b>	2021	<b>ELECTRIC</b>	National Grid
<b>EXTERIOR</b>	Masonry	<b>WATER/SEWER</b>	Town of Mansfield



# CORPORATE NEIGHBORS



EXIT 138

EXIT 13A



GE Digital



MEDITECH



140

**DOREL JUVENILE**  
Care for Precious Life

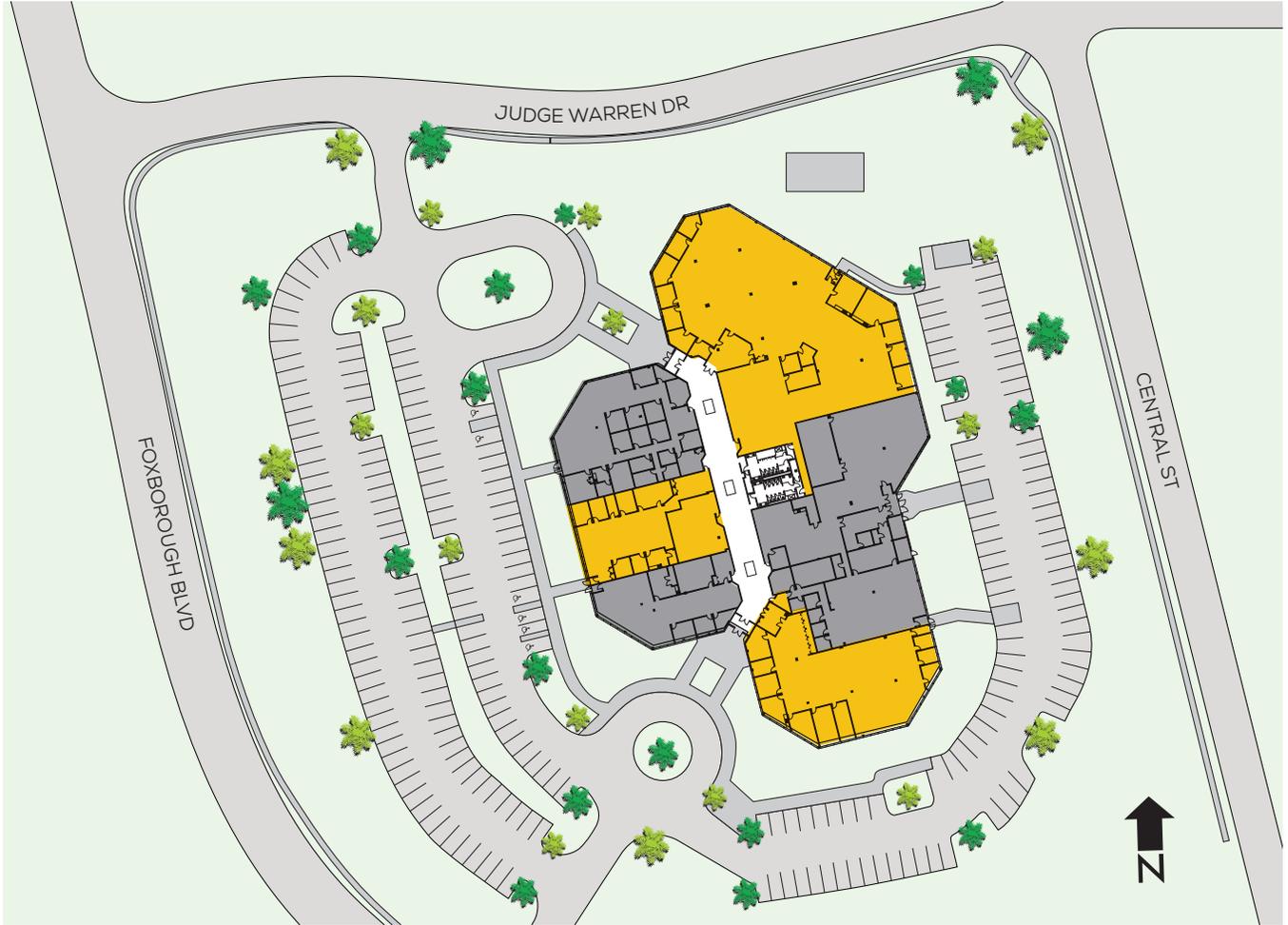


CABOT BUSINESS PARK



**TELCO SYSTEMS**  
THE NETWORK CUTTING EDGE

# SITE PLAN



## 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



Residence INN  
BY HARRIOTT

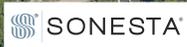
200 FOXBOROUGH  
BOULEVARD



EXIT 13B

EXIT 13A

140



MANSFIELD CROSSING  
LIFESTYLE CENTER

## CONTACT US



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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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