

Confidential Investment Offering
287 Turnpike Road
Westborough, MA



48,848 Sq. Ft. Three Story First Class Office Building

Contact Exclusive Agent:

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

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44 Bearfoot Road, Suite 375, Northborough, MA 01532



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LEGAL DISCLAIMER:

Every effort has been made to furnish the most accurate information available on this property.
 However, all statements and conditions contained herein are subject to errors, omissions,
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PROPERTY DETAILS

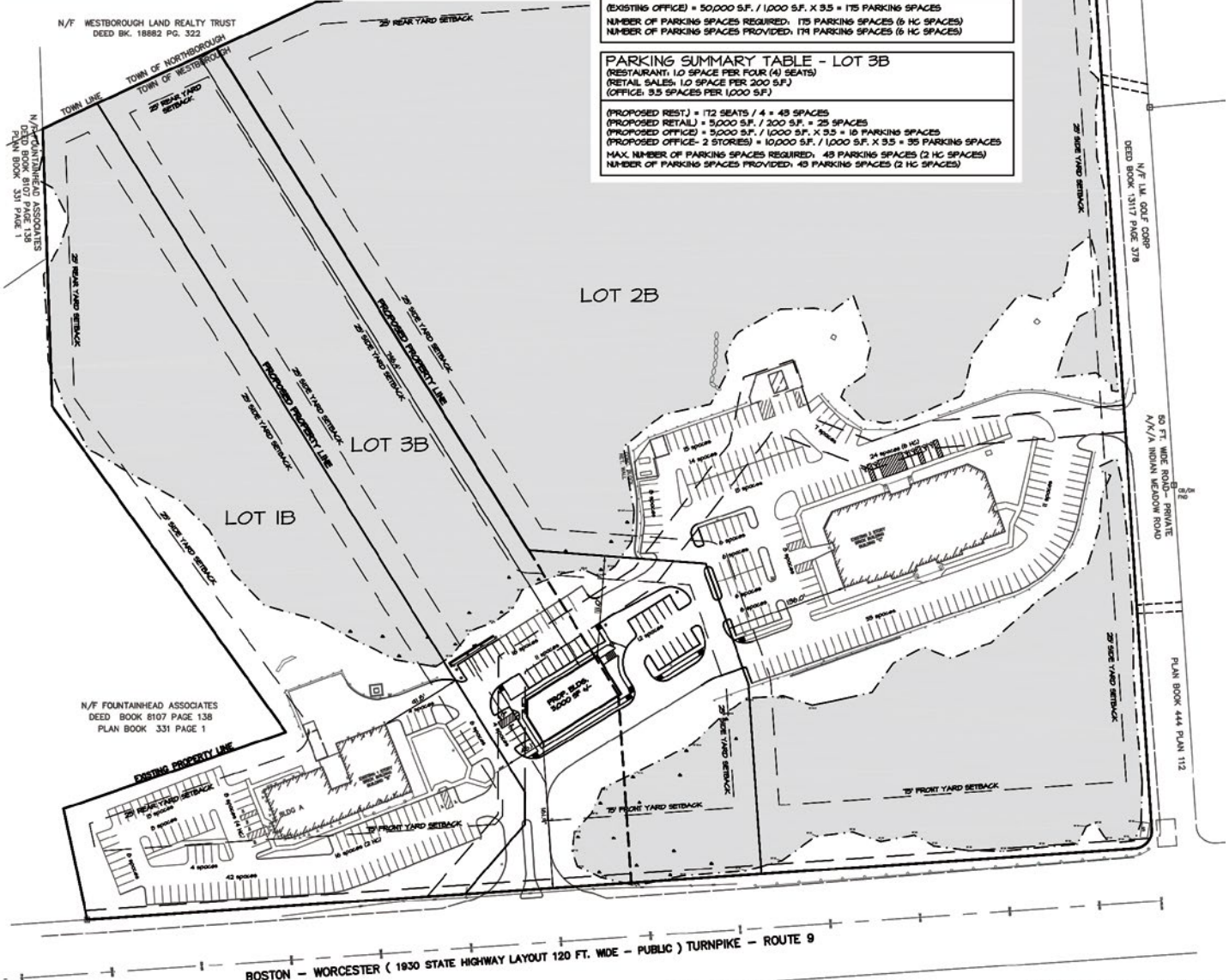
BUILDING SIZE:	48,848 square feet. Three story Class A Office Building.
LAND AREA:	15.82+/- Acres
YEAR BUILT:	2000
CONSTRUCTION:	Structural steel frame and brick veneer.
FIRE CONTROL:	Fully sprinklered system (wet)
FOUNDATION & FLOORS:	Concrete slab over footings.
ROOF:	Corrugated metal deck with fully adhered rubber membrane roof cover.
WINDOWS:	Contiguous ribbon windows
HVAC:	Twelve Rooftop mounted combination HVAC units. Three units replaced in 2018 in scheduled CapEx.
ELECTRICAL:	Separately metered. 400amp, 208 volt.
LIGHTING:	100% LED. Upgrade completed Fall 2020.
UTILITIES:	Water – Town, Sewer – Town, Gas – Eversource, Electric - National Grid
PARKING:	3.70 spaces per 1,000 rentable square feet. (175 +/- parking spaces)
LOADING:	One (1) set of double man doors at grade level.
ZONING:	Business
COMMON RESTROOMS:	Six (6); one (1) full set per floor Exclusive of the restrooms in the common fitness room.
ELEVATOR:	One (1) passenger elevator.
AMENITIES:	Modern common fitness room with men's and women's lockers, showers and restrooms. Modern common kitchen/break room.

ZONING SUMMARY TABLE				
ZONING DISTRICT: HIGHWAY BUSINESS (HA)				
(SPECIAL PERMIT REQUIRED FROM THE PLANNING BOARD)				
	REQUIRED	PROVIDED	PROVIDED	PROVIDED
MINIMUM LOT AREA	15,000 S.F.	LOT 1B 29,148 S.F. +/-	LOT 2B 65,438 S.F. +/-	LOT 3B 200,205 S.F. +/-
MINIMUM FRONTAGE	125 FT.	420.6 FT. +/-	451.1 FT. +/-	530.2 FT. +/-
MINIMUM FRONT YARD	25 FT.	79.5 FT. +/-	91.0 FT. +/-	161.8 FT. +/-
MINIMUM SIDE YARD	25 FT.	91.8 FT. +/-	156.0 FT. +/-	461 FT. +/-
MINIMUM REAR YARD	25 FT.	50.5 FT. +/-	56.5 FT. +/-	76.4 FT. +/-
MAXIMUM BUILDING HEIGHT	60 FT.	LESS THAN 60 FT.	LESS THAN 60 FT.	LESS THAN 60 FT.
MAXIMUM BUILDING STORIES	4.0	1 STORY	3 STORIES	LESS THAN 4 STORIES
MAXIMUM LOT COVERAGE (BLDG.)	40%	4.6% +/-	2.6% +/-	2.9% +/-
MINIMUM OPEN SPACE (% AREA)	60%	75.7% +/-	85.7% +/-	74.2% +/-
MIN. DISTANCE BETWEEN EDGE OF CURB CUT AND SIDE LOT LINE/CORNER	20 FT.	N/A	511/1 FT. +/-	24.6/1 FT. +/-

PARKING SUMMARY TABLE - LOT 1B	
(RETAIL SALES: 1.0 SPACE PER 200 S.F.)	
(RESTAURANT: 1.0 SPACE PER FOUR (4) SEATS)	
(RESTAURANT (TAKE OUT): 3.0 SPACES PER 1 EMPLOYEE)	
USE #1 (EXISTING RETAIL) = 8,200 S.F. / 200 S.F. = 16 SPACES	
USE #2 (EXISTING REST.) = (60 SEATS / 4 = 15 SPACES) + (5 EMPLOYEES X 3 = 15 SPACES) = 30 SPACES	
USE #3 (VACANT REST. SPACES) = 200 SEATS / 4 = 50 SPACES	
(1 EMPLOYEE X 3 = 3 SPACES) = 30 SPACES	
NUMBER OF PARKING SPACES REQUIRED: 41 PARKING SPACES (4 HC SPACES)	
NUMBER OF PARKING SPACES PROVIDED: 111 PARKING SPACES (6 HC SPACES)	

PARKING SUMMARY TABLE - LOT 2B	
(OFFICE: 3.5 SPACES PER 1,000 S.F.)	
(EXISTING OFFICE) = 50,000 S.F. / 1,000 S.F. X 3.5 = 175 PARKING SPACES	
NUMBER OF PARKING SPACES REQUIRED: 175 PARKING SPACES (6 HC SPACES)	
NUMBER OF PARKING SPACES PROVIDED: 171 PARKING SPACES (6 HC SPACES)	

PARKING SUMMARY TABLE - LOT 3B	
(RESTAURANT: 1.0 SPACE PER FOUR (4) SEATS)	
(RETAIL SALES: 1.0 SPACE PER 200 S.F.)	
(OFFICE: 3.5 SPACES PER 1,000 S.F.)	
(PROPOSED REST.) = (72 SEATS / 4 = 45 SPACES)	
(PROPOSED RETAIL) = 5,000 S.F. / 200 S.F. = 25 SPACES	
(PROPOSED OFFICE) = 30,000 S.F. / 1,000 S.F. X 3.5 = 105 PARKING SPACES	
(PROPOSED OFFICE - 2 STORIES) = 10,000 S.F. / 1,000 S.F. X 3.5 = 35 PARKING SPACES	
MAX. NUMBER OF PARKING SPACES REQUIRED: 45 PARKING SPACES (2 HC SPACES)	
NUMBER OF PARKING SPACES PROVIDED: 43 PARKING SPACES (2 HC SPACES)	



THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED
CONSTRUCTION BY MATTHEW DENNIS ASSOCIATES

Convenient Access to Route 9, Route 90 and Route 20

