

# ±42,748 SF of Class A Office & Flex Space

251 Locke Drive  
Marlborough, MA

Sublease Term Through August 2030



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CBRE is pleased to present a rare opportunity to sublease newly built out plug and play office & flex space at 251 Locke Drive, Marlborough.

Situated at the crossroads of three major highways; Interstates 90, 495 and 290 and a mere 40 minute drive from Boston, this building provides convenient access to Massachusetts, Providence, and Southern New Hampshire. 251 Locke Drive offers abundant parking, multiple courtyards with Wi-Fi access, full service cafe, conferencing facility, a fitness center and locker rooms.

Located just two miles from Apex Dining and Entertainment, 251 Locke Drive offers ample amenities, just minutes away. Corporate neighbors include Religen, SG Torrice, CTS, Cytiva and Holographix, and many others



Flexible term



Bright and central courtyards



Light-filled workspaces that enhance productivity



Abundant parking

## Building Specifications

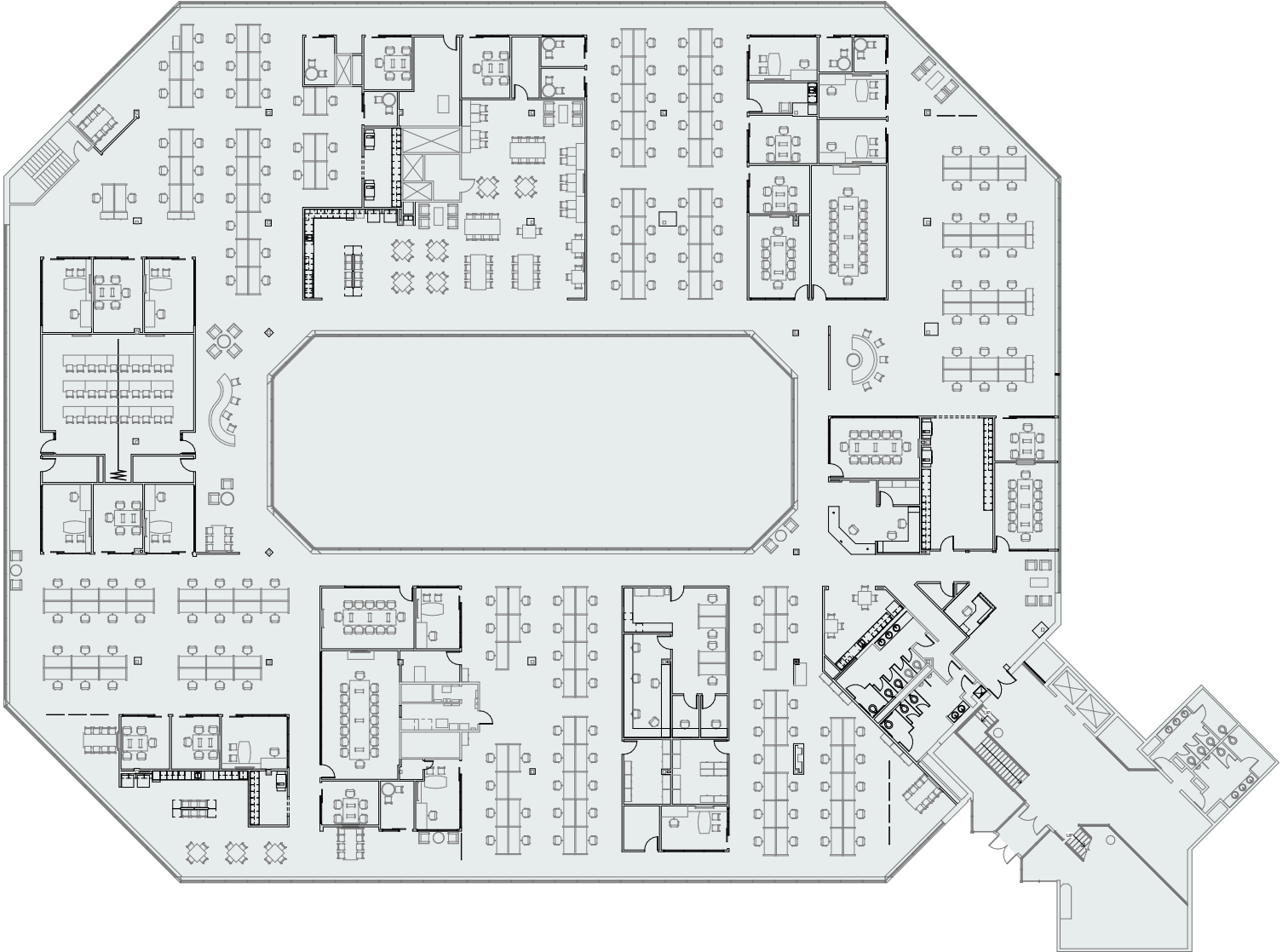
<b>Total Building</b>	±160,539 SF
<b>Availability</b>	Second Floor: ±42,748 SF
<b>Term Through</b>	8/31/2030
<b>Acres</b>	±14.78 Acres
<b>Clear Height</b>	14'9" on Floor 2
<b>Parking Capacity</b>	650 spaces (±4.0/1,000 SF)
<b>Year Built</b>	1984
<b>Telecom</b>	Verizon and Comcast
<b>Loading Dock</b>	Two common tailboard loading docks
<b>Elevators</b>	Two 2,000 lb. passenger elevators
<b>Power</b>	3,000 Amps 277/480 Volt (To be verified to suite)
<b>Utilities</b>	Electric: National Grid Gas: Eversource Water & Sewer: City of Marlborough



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# Floor Plan



Second Floor



±42,748 SF



Fully Furnished

# Amenities



North & South Courtyards with Wi-Fi access



Upgraded Landscaping & Access Green Space



Café



Fitness Center & Locker Rooms



Conferencing Facility Equipped with Audio & Visual Capabilities

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For Sublease



## Within 10 Minutes



25 Restaurants



10 Hotels



6 Residential



9 Fitness Centers



6 Child Care Centers

## Contact Us

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