



OFFICE SPACE FOR LEASE

130 LIZOTTE DRIVE | MARLBOROUGH, MA

AVAILABLE ±100,000 SF

FEATURES

- ✓ Conference Room Space
- ✓ Prominent Visibility & Signage
- ✓ Abundance of Parking



www.bradysullivan.com



670 N. Commercial Street, Suite 303
Manchester, NH 03101
603-622-6223

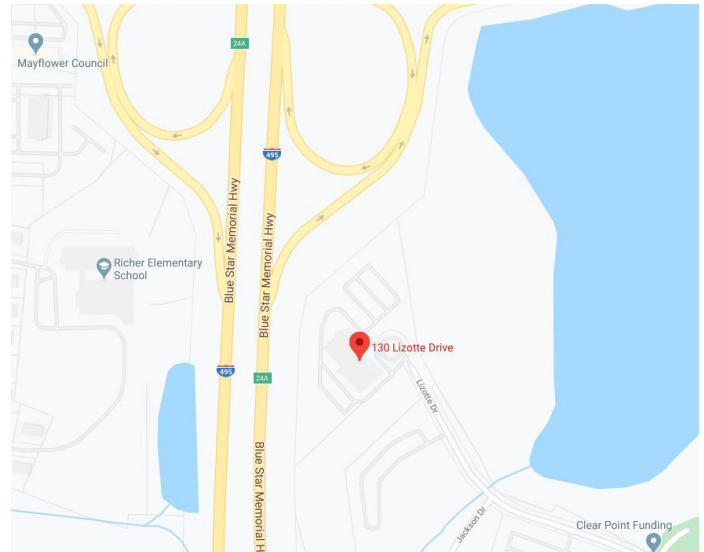
BRADY • SULLIVAN
P R O P E R T I E S

130 LIZOTTE DRIVE | MARLBOROUGH, MA

Brady Sullivan Properties is pleased to offer for lease 130 Lizotte Drive, a ±100,000 SF office building located in Marlborough, Massachusetts. Constructed in 1999, this five story, first class office building in the Lake Williams Corporate Center boasts prominent visibility & signage, future on-site amenities includes multiple conference facilities, shower facilities, fitness center, cafeteria, game room and an abundance of parking (4.15/1,000 SF) that can satisfy nearly any tenant requirement in the market. 130 Lizotte Drive is conveniently located adjacent to the interchange of I-495/Route 20 and just minutes off of the I-495 interchange at Exit 23C. With the Massachusetts Turnpike (I-90) just six miles away, the Property provides easy access for commuters traveling from all areas of Greater Boston while benefitting from its close proximity to area amenities such as hotels, restaurants, retail, and daycare facilities.

SPECIFICATIONS

BUILDING AREA:	± 100,000 SF
LAND AREA:	± 14.02
ZONING:	Light Industrial
YEAR BUILT:	1999
STORIES:	5 (including basement level)
CONSTRUCTION:	Reinforced concrete foundation, floor slabs
ROOF:	Runner rubber membrane roof
CEILING HEIGHT:	Predominantly 9' throughout
LIGHTING:	Direct fluorescent
WINDOWS:	Aluminum framed windows
WATER/SEWER:	Town of Marlborough
GAS:	NStar
ELECTRIC:	National Grid
PARKING:	415 parking spaces (4.15/1,000 SF)
HVAC:	5 Carrier RTU's
FIRE SAFETY:	Wet sprinkler system
SECURITY:	2 Otis hydraulic System
LOADING:	One (1) tailboard dock with hydraulic lift



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

BRADY • SULLIVAN
P R O P E R T I E S

For more information, please contact:

Charles Panasis

603-799-6926 cpanasis@bradysullivan.com

Derek Lawton

978-319-2508 dlawton@bradysullivan.com

James Tobin

603-315-4668 jtobin@bradysullivan.com

Jamison Bibaud

603-715-6652 jbibaud@bradysullivan.com