

THE MARLBOROUGH TECHNOLOGY CENTER

# 257 SIMARANO DRIVE

MARLBOROUGH, MA 01752

COMMERCIAL  
O'BRIEN  
PROPERTIES, INC.



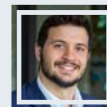
# — R&D/TECH

O'BRIEN COMMERCIAL PROPERTIES  
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Situated at The Marlborough Technology Center (TMTC)/257 Simarano Drive in Marlborough, MA, the site offers direct access to I-495 via Marlborough's Exit 23 interchange.

The flagship building has received numerous industry accolades, including recognition for its exceptional architectural design.

Characterized by its contemporary style and excellent amenities, this 148,000 SF (4 buildings combined) Class-A flex space, boasts features such as abundant natural light, heavy power, high-level security, fire safety systems, full HVAC, and spacious loading and warehousing options, catering specifically to technology tenants.

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- . Architectural Recognition
- . Renovated: 2024
- . Total Size: 148,000 SF
- . Land: 12 Acres
- . Type: Flex R&D
- . Parking: Ample
- . Zoning: Industrial
- . Construction: Masonry
- . Roof: Rubber
- . Fire Suppression: Wet System
- . Utilities: City Water/Sewer
- . Loading Docks: Three (3)
- . Drive In Doors: One (1)
- . Power: 2,500 Amps 277-480V, 3 Phase
- . Ceiling Height: 12' - 20'
- . Stories: One (1)
- . Electric Provider: National Grid
- . HVAC: Full
- . Frame: Steel
- . Column Spacing: 30'W x 40'D
- . More Features: Skylights, Cafe, Conference Center and Outdoor Patio

## Tenants Options and Combined

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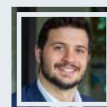
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