

# 290 DONALD LYNCH BOULEVARD

MARLBOROUGH, MASSACHUSETTS

solomon pond park



<b>Total Building Size:</b>	90,007 SF (3 floors)
<b>Year Built:</b>	1987; lobby upgraded in 2015
<b>Building Owner:</b>	Nordblom
<b>Construction:</b>	Steel frame, masonry veneer over block façade, concrete slab foundation
<b>Finished Ceiling Height:</b>	10'
<b>Parking Ratio:</b>	3.7 spaces per 1,000 SF
<b>Elevators:</b>	Two-passenger elevators
<b>Loading Docks:</b>	One (1) loading dock with electric hydraulic dock leveler; two (2) overhead doors 9' H x 8' W in rear of building
<b>Lighting:</b>	T-8 parabolic fluorescents standard
<b>Roofing:</b>	Carlisle 60-mil non-reinforced, EPDM membrane, river rock ballast
<b>Security:</b>	24-hour card key access, Periodic drive-thru security patrols
<b>Electrical System:</b>	2,500 AMP service, 3 phase, 4 wire Provider: National Grid
<b>HVAC System:</b>	Two (2) 130-ton Mammoth electric rooftop units; VAV system with some fan powered boxes
<b>Telecommunications:</b>	Comcast and Lighttower Fiber
<b>Water &amp; Sewer:</b>	Service provided by the Town of Marlborough
<b>Building Amenities:</b>	Completely renovated full service cafeteria with indoor and outdoor seating; Zagster bike sharing

*Owned & Managed By:*



*For more information, please contact:*



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