

FLEX/R&D SPACE AVAILABLE



solomon pond park

450 DONALD LYNCH BOULEVARD
MARLBOROUGH, MASSACHUSETTS



450 Donald Lynch Boulevard is a flex/R&D building located in Solomon Pond Park, Marlborough, Massachusetts. Made up of over 500,000 square feet of office and flex/lab/R&D space and already home to such tenants as SanDisk, Brookfield Power, Areva, Blue Cod Technologies, Better Business Bureau, Versatile Communications, and Senko Advanced Components, to name a few, Solomon Pond Park is an ideal option for tenants. They are several outdoor meeting and gathering spaces, a two-mile walking trail, and is situated down the street from a 112-room Marriot Residence Inn, Target, and the Solomon Pond Mall with over 120 shops, cinema, food court and two full-service restaurants.

CORPORATE MARLBOROUGH NEIGHBORS:

- GE Healthcare
- Quest Diagnostics
- TJX Companies
- Hologic
- Boston Scientific
- The Dow Chemical Company
- Astellas Pharma





Total Building Size:	59,667 SF (1 floor)
Year Built:	1986; renovated in 2008
Construction:	Steel frame, masonry veneer over block façade, concrete slab foundation
Ceiling Height:	18' clear height
Parking Ratio:	3.52 spaces per 1,000 SF
Loading Docks:	Two (2) tailboard loading docks with levelers
Roofing:	Carlisle ballasted 60-mil. EPDM system, installed in 2008.
Electrical System:	1600 amps 480/277, 3 phase, 4 wire Provider: National Grid
HVAC System:	Rooftop AHU ⁵⁺ heat pumps on closed loop system with a Baltimore Air cooling tower and one (1) gas-fired Teledyne Laars boiler (818,100 BTU)
Gas Service:	Eversource
Telecommunications:	Comcast and Lighttower Fiber
Water & Sewer:	City of Marlborough

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