MARLBOROUGH, MASSACHUSETTS





Total Building Size: 116,786 SF (3 floors)

Year Built: 2001

Building Owner: Nordblom

Construction: Steel frame, masonry veneer over block façade, concrete slab foundation

Finished Ceiling Height: 10'

Parking Ratio: 4.0 spaces per 1,000 SF

**Elevators:** Two (2) passenger elevators

Loading Docks: One (1) tailboard loading dock at rear of building; double doors 7' H x 6' W

**Lighting:** T-8 parabolic fluorescents standard

Roofing: Carlisle fully adhered EPDM membrane single-ply roof

**Security:** Periodic drive-thru security patrols

**Electrical System:** 13,800 volt primary service to a pad mounted transformer stepped down

to a 2,500 AMP 480/277V service, 3 phase, 4 wire

Provider: National Grid

HVAC System: VAV system; two (2) 170-ton Mammoth RTUs

Gas Service: Eversource

Telecommunications: Comcast and Lightower Fiber

Water & Sewer: Service provided by the Town of Marlborough

**Building Amenities:** Cafeteria; fitness center with lockers and showers

Owned & Managed By:





MARLBOROUGH, MASSACHUSETTS





Total Building Size: 90,007 SF (3 floors)

Year Built: 1987; lobby upgraded in 2015

Building Owner: Nordblom

Construction: Steel frame, masonry veneer over block façade, concrete slab foundation

Finished Ceiling Height: 10'

Parking Ratio: 3.7 spaces per 1,000 SF

**Elevators:** Two-passenger elevators

Loading Docks: One (1) loading dock with electric hydraulic dock leveler; two (2) overhead

doors 9' H x 8' W in rear of building

Lighting: T-8 parabolic fluorescents standard

Roofing: Carlisle 60-mil non-reinforced, EPDM membrane, river rock ballast

**Security:** 24-hour card key access, Periodic drive-thru security patrols

**Electrical System:** 2,500 AMP service, 3 phase, 4 wire

Provider: National Grid

HVAC System: Two (2) 130-ton Mammoth electric rooftop units; VAV system with some

fan powered boxes

Telecommunications: Comcast and Lightower Fiber

Water & Sewer: Service provided by the Town of Marlborough

Building Amenities: Completely renovated full service cafeteria with indoor and outdoor

seating; Zagster bike sharing

Owned & Managed By:





MARLBOROUGH, MASSACHUSETTS







**Total Building Size:** 116,800 SF (3 floors)

Year Built: 1999; lobby upgraded in 2009

Building Owner: Nordblom

Construction: Steel frame, masonry veneer over block façade, concrete slab foundation

Finished Ceiling Height: 10'

Parking Ratio: 3.70 spaces per 1,000 SF

**Elevators:** Two-passenger elevators.

Loading Docks: One (1) tailboard loading dock at rear of building; double doors 7' H x 6' W

Lighting: T-8 parabolic fluorescents standard

**Roofing:** Carlisle fully adhered EPDM membrane single-ply roof

**Security:** Periodic drive-thru security patrols

Electrical System: 13,800 volt primary service to a pad mounted transformer stepped down

to a 2,500 AMP 480/277V service, 3 phase, 4 wire

Provider: National Grid

HVAC System: VAV system; Two (2) 170 ton Mammoth RTU's.

Gas Service: Eversource

Telecommunications: Comcast and Lightower Fiber

Water & Sewer: Service provided by the Town of Marlborough

Building Amenities: Food & coffee kiosk; fitness center with lockers and showers

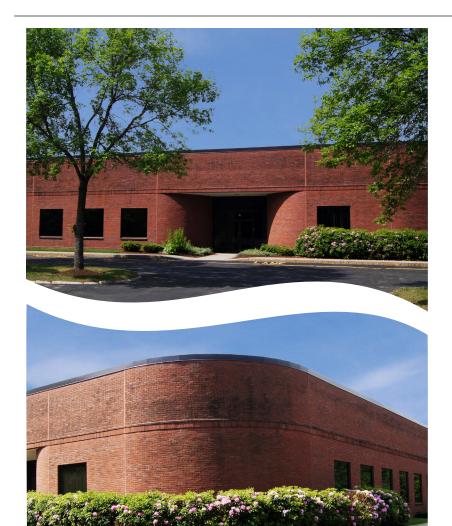
Owned & Managed By:





MARLBOROUGH, MASSACHUSETTS





**Total Building Size:** 59,667 SF (1 floor)

Year Built: 1986; common lobby renovated in 2008

Building Owner: Nordblom

Construction: Steel frame, masonry veneer over block façade, concrete slab foundation

Finished Ceiling Height: 10' suspended; 18' clear height

Parking Ratio: 3.52 spaces per 1,000 SF

Loading Docks: Two (2) tailboard loading docks with overhead doors 9' H x 8' W located

at rear of building with manual dock plates

**Lighting:** T-8 parabolic fluorescents standard

**Roofing:** Versico 45-mil non-reinforced, EPDM membrane with river rock ballast;

Security: 24-hour card key access, periodic drive-thru security patrols

Electrical System: Single building Meter; 1600 amps 480/277, 3 phase, 4 wire

Provider: National Grid

HVAC System: Six (6) rooftop heating & AC units, 44 Mammoth 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 Lightower Fiber

Water & Sewer: Service provided by the Town of Marlborough

Building Amenities: Men's and Women's shower rooms in common area restrooms

Owned & Managed By:





MARLBOROUGH, MASSACHUSETTS





Total Building Size: 62,224 SF (1 floor)

Year Built: 1986

Building Owner: Nordblom

Construction: Steel frame, aggregate stone panel over block, concrete slab foundation

Finished Ceiling Height: 9' suspended; 12' clear height

Parking Ratio: 3.27 spaces per 1,000 SF

Loading Docks: Two (2) loading docks with overhead doors located in rear of building

Lighting: T-8 parabolic fluorescents standard

Roofing: Versico 45-mil non-reinforced, EPDM membrane river rock ballast

Security: Periodic drive-thru security patrols; Premises by tenant

Electrical System: 2,000 amp service, 480/277V, 3 phase, 4 wire

HVAC System: Twenty-six (26) air cooled Carrier rooftop gas-fired units

Gas Service: NStar Gas

Telecommunications: Comcast and Lightower Fiber

Water & Sewer: Service provided by the Town of Marlborough

Owned & Managed By:



