

200 DONALD LYNCH BOULEVARD
MARLBOROUGH, MASSACHUSETTS

solomon pond park



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 Lighttower Fiber
Water & Sewer:	Service provided by the Town of Marlborough
Building Amenities:	Cafeteria; fitness center with lockers and showers

Owned & Managed By:



For more information, please contact:



160 Federal Street
Boston, MA 02110
617.330.8000

290 DONALD LYNCH BOULEVARD

MARLBOROUGH, MASSACHUSETTS

solomon pond park



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 Lighttower 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

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400 DONALD LYNCH BOULEVARD

MARLBOROUGH, MASSACHUSETTS

solomon pond park



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 Lighttower Fiber
Water & Sewer:	Service provided by the Town of Marlborough
Building Amenities:	Food & coffee kiosk; fitness center with lockers and showers

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450 DONALD LYNCH BOULEVARD

MARLBOROUGH, MASSACHUSETTS

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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 Lighttower Fiber
Water & Sewer:	Service provided by the Town of Marlborough
Building Amenities:	Men's and Women's shower rooms in common area restrooms

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500 DONALD LYNCH BOULEVARD

MARLBOROUGH, MASSACHUSETTS

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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 Lighttower Fiber
Water & Sewer:	Service provided by the Town of Marlborough

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