

# RESERVOIR NINE

132 • 134 • 136 • 144 TURNPIKE ROAD

SOUTHBOROUGH, MA





# RESERVOIR **NINE**

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CENTRALLY LOCATED  
DIRECTLY ON ROUTE 9  
BETWEEN INTERSTATE 495 AND  
THE MASS PIKE FRAMINGHAM

Reservoir Nine Southborough is a 300,000 SF office campus comprised of 132, 134, 136 & 144 Turnpike Road. The campus is situated directly across from the Sudbury Reservoir offering sweeping water views from every building. The amenity-rich campus offers two full-service cafeterias, three fitness centers and a walking trail to Whites Corner Retail Plaza where tenants will have direct access to a host of convenience amenities.

Be a part of Southborough's premier office community.







# ABUNDANT AMENITIES

Reservoir Nine offers tenants both on campus amenities and retail amenities at Whites Corner, which is connected to the campus by a walking path.







## WHITE'S CORNER



Strategic BENEFIT  
ADVISORS  
through to Retirement Results



## PARK AMENITIES



WALKING PATH TO AMENITIES



FITNESS CENTERS AT  
132, 134, 136 & 144 TURNPIKE



FULL-SERVICE CAFETERIA  
AT 136 TURNPIKE



CAFETERIA FOOD DELIVERY  
AVAILABLE AT 134 TURNPIKE



# FIND YOUR PERFECT FIT

## 132 TURNPIKE ROAD



**Size:** 72,266 SF

**Available Space:**

2nd Floor: Suite 220 – 5,863 SF

Suite 245 – 4,166 SF

3rd Floor: Suite 320-13,698 SF

**Floors:** Three

**Year Built/Renovated:** 2004/2018



## 134 TURNPIKE ROAD



**Size:** 50,000 SF

**Available Space:**

1st Floor: Suite 130 – 4,673 SF

**Floors:** Three

**Year Built/Renovated:** 2007/2022



## 136 TURNPIKE ROAD



**Size:** 83,000 SF

**Available Space:** Fully Leased

**Floors:** Three

**Year Built/Renovated:** 2001/2021

## 144 TURNPIKE ROAD



**Size:** 100,000 SF

**Available Space:** Fully Leased

**Floors:** Three

**Year Built/Renovated:** 1999, 2019







BOSTON

DISTANCE TO:

BOSTON: 27.5 MILES | 33 MINUTES



1.8 MILES | 3 MINUTES



3.5 MILES | 6 MINUTES



9

9

9



# ALL IN THE NEIGHBORHOOD

## CORPORATE NEIGHBORS

**OLYMPUS**

**BOSE**  
Better sound through research®

**STAPLES**

**bostonheart**  
diagnostics®

SANOFI GENZYME



**globoforce\***  
work human™

**FedEx**



**DELLEMC**

nirvanakhealth

 **VERISTAT**

## HOTELS

**Sheraton**



  
**DOUBLETREE**  
BY HILTON™

 **Hilton  
Garden Inn**

  
**COURTYARD**  
Marriott

## ACCESS



**MASS DOT PARK & RIDE  
BUS SERVICE**





# LOCAL, HANDS ON OWNERSHIP

Capital Group Properties is a full-service real estate development company **headquartered in Southborough, Massachusetts**. Capital Group Properties specializes in the permitting, construction and property management of commercial, residential, retail and industrial developments throughout Massachusetts. Bill Depietri established the company in 1987 based on his respected reputation for attention to detail, quality and customer service.

**A real estate developer for over 32 years**, Depietri enthusiastically involves himself in every project. Collectively, Depietri and his management team offer over 100 years of commercial, residential and retail real estate experience.

Today, Capital Group Properties owns and manages over **450,000 SF of Class A office space in Southborough alone**. Offering tenants unmatched flexibility and growth opportunity.

- **There are six full-time employees assigned to Southborough Place**; a property manager, assistant property manager, tenant coordinator, day porter, facility technician and building engineer.
- Southborough Place has **24 hour on call service for its tenants**.





# BRAND & IDENTITY

Reservoir Nine offers exterior signage and branding potential directly on Route 9.







PLEASE CONTACT THE LEASING TEAM  
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