

RESERVOIR NINE

132 • 134 • 136 • 144 TURNPIKE ROAD

SOUTHBOROUGH, MA



CAPITAL GROUP
PROPERTIES



SECURED REALTY
INCORPORATED

RESERVOIR **NINE**

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
Identity Innovation. 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 245 – 4,166 SF

Floors: Three

Year Built/Renovated: 2004/2018



134 TURNPIKE ROAD



Size: 50,000 SF

Available Space:

1st Floor: Suite 130 – 4,673 SF

Suite 120 – 2,842 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:

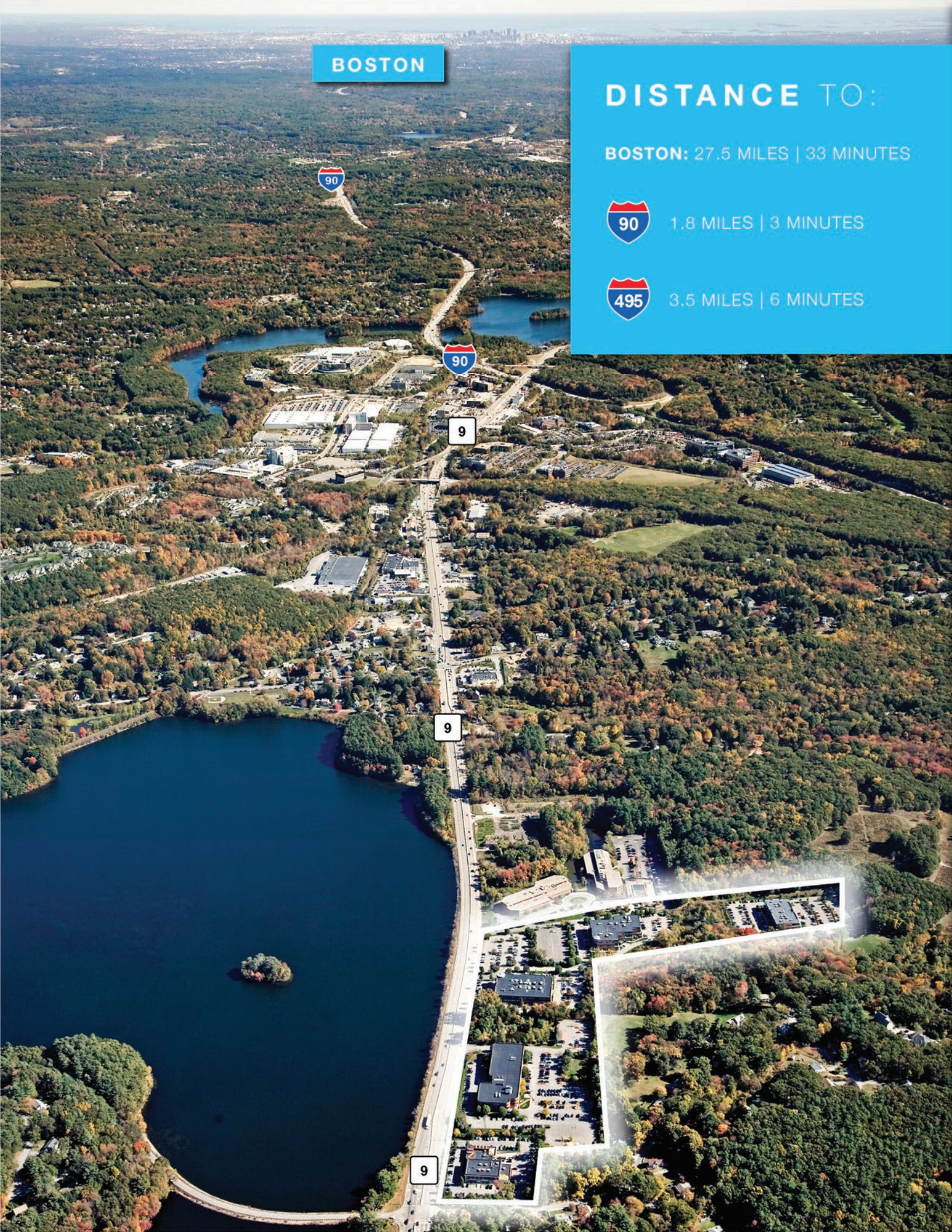
BOSTON: 27.5 MILES | 33 MINUTES



1.8 MILES | 3 MINUTES



3.5 MILES | 6 MINUTES



ALL IN THE NEIGHBORHOOD

CORPORATE NEIGHBORS

OLYMPUS

BOSE
Better sound through research.

STAPLES

bostonheart
diagnostics

SANOFI GENZYME

globoforce*
work human™

FedEx



DELLEMC

nirvanartealth

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.

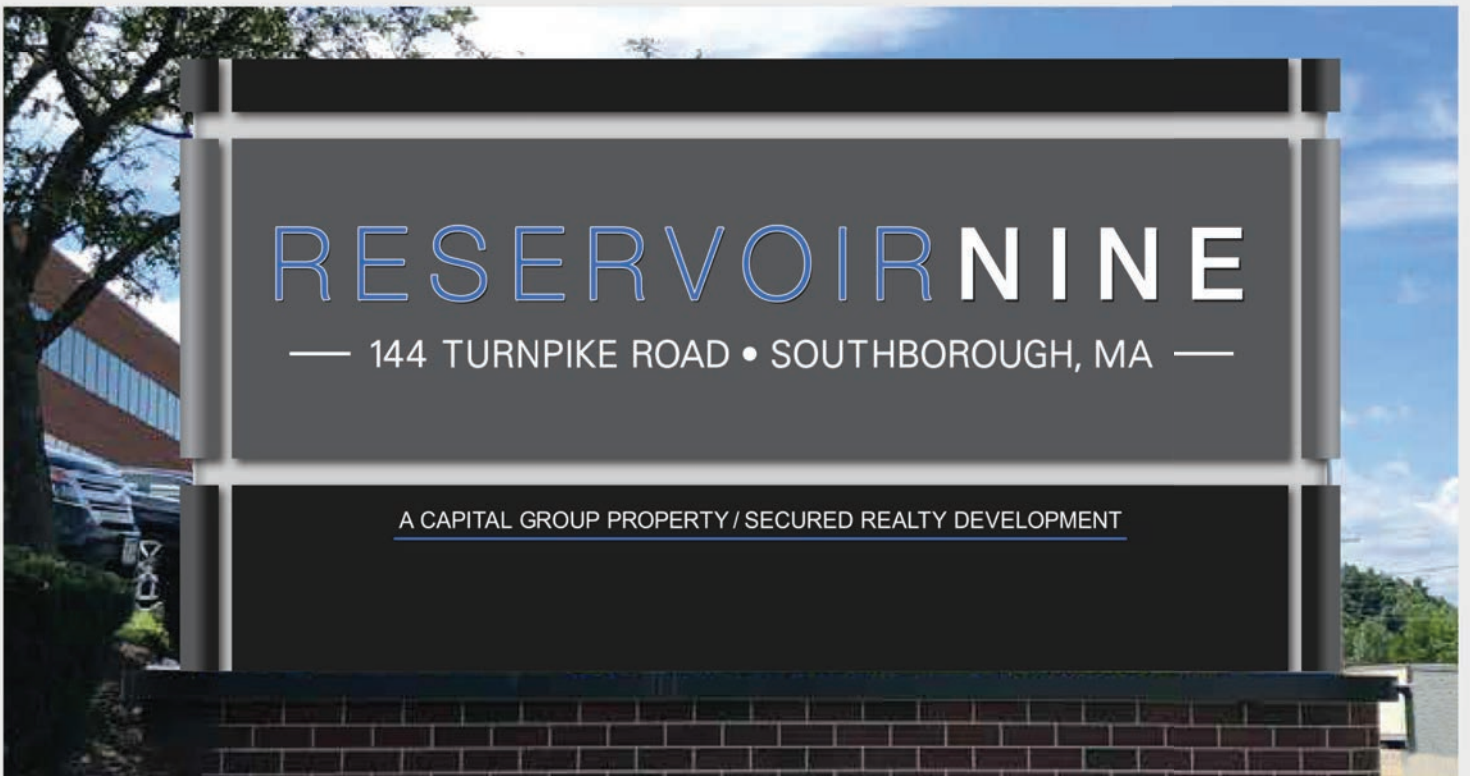
Today, Capital Group Properties manages over **450,000 SF of Class A office space in Southborough alone**, offering tenants unmatched flexibility and growth opportunity.

- **There are six full-time employees assigned to Reservoir Nine;** a property manager, assistant property manager, tenant coordinator, day porter, facility technician and building engineer.
- Reservoir Nine 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
FOR INFORMATION:

Mark Fitzgerald
Director of Leasing
+1 508 229 1819
leasing@cgpllc.net

James Vazza
Leasing Manager
+1 508 229 1824
leasingmgr@cgpllc.net

