

# 2 PARK CENTRAL

2 Park Central Drive, Southborough, MA

2,448-9,224 SF  
OFFICE SPACE  
FOR LEASE  
SOUTHBOROUGH, MA



CAPITAL GROUP  
PROPERTIES



# FIRST CLASS OFFICE SPACE

2 Park Central is a 50,000 SF three-story class A office building conveniently located at the intersection of Route 9 and Route 495 in Southborough, Massachusetts. Ideally located within 35 minutes of Boston and Logan International Airport, the building is also surrounded by a variety of retail, restaurant and hotel options. With immediate availability and impressive onsite amenities, 2 Park Central is the perfect opportunity for any office user.

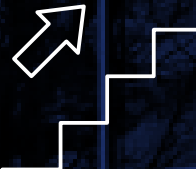
# OPPORTUNITY HIGHLIGHTS



Onsite fitness center  
with shower facilities



Renowned building  
ownership



Recently renovated  
two-story atrium lobby



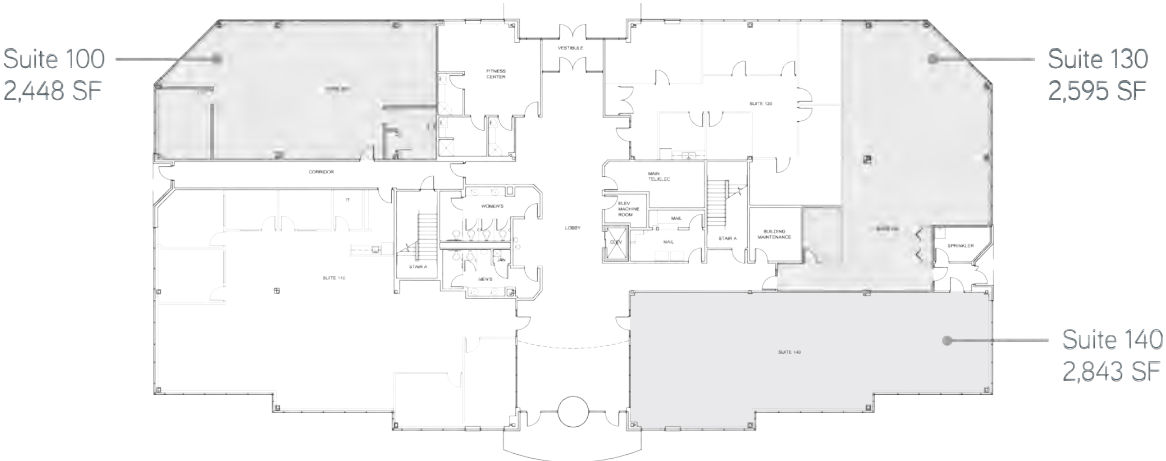
Onsite parking



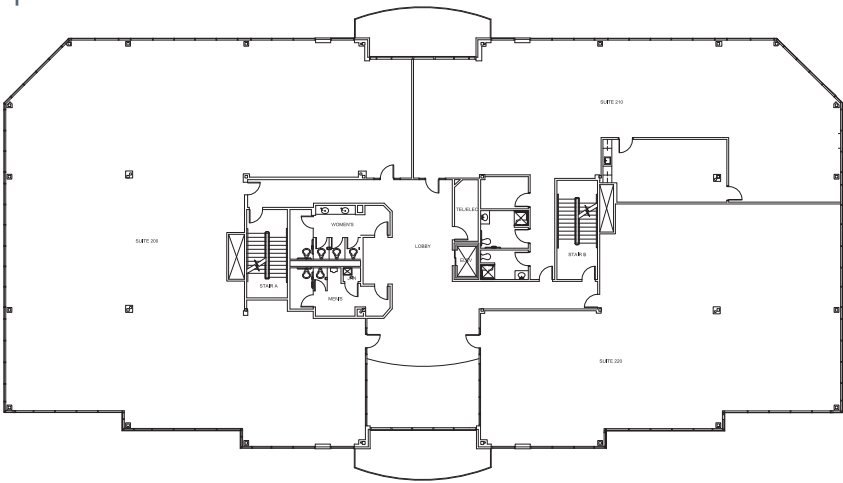
Direct access to Route 9  
and Route 495

# FLOOR PLANS

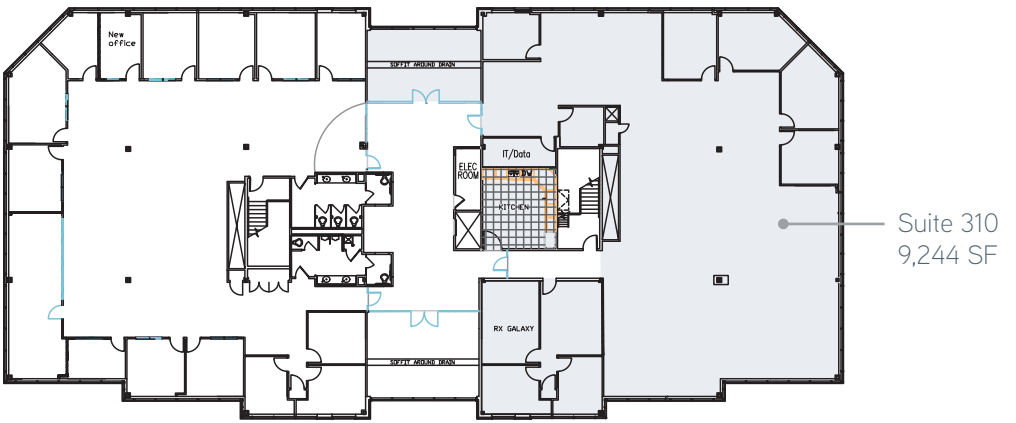
FIRST FLOOR | 5,043 SF Available



SECOND FLOOR | No Space Available



THIRD FLOOR | 9,244 SF Available





# BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	50,000 SF subdividable to 2,500 SF
<b>AVAILABLE SPACE</b>	1st Floor: Suite 100, 2448 SF Suite 130, 2,595 SF Suite 140, 2,843 SF 3rd Floor: Suite 310, 9,244 SF
<b>PARKING</b>	3.5/1,000 SF
<b>POWER</b>	3000 amps, 480/277v, 3ph



## For more information please contact:

Mark Fitzgerald  
+ 508 229 1819  
[leasing@cgpllc.net](mailto:leasing@cgpllc.net)

James Vazza  
+ 508 229 1824  
[leasingmgr@cgpllc.net](mailto:leasingmgr@cgpllc.net)



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