



mtp
@nickerson

Innovate. *Elevate.*
Collaborate.

Campus Amenities

Marlborough Technology Park offers a modern environment with all the amenities today's companies need to retain and recruit top talent

Situated in one of Greater Boston's strongest business communities, Marlborough Technology Park offers 584,648 SF of Class A office space spread across a 57-acre pastoral campus. The park is conveniently located offering easy access to major routes, including Interstate 495, Route 20, the Mass Pike (Interstate 90), public transportation and a strong surrounding labor market.

The park is in the heart of Marlborough and benefits from proximity to many restaurants and retail amenities including The APEX Center. The community's forward-thinking leadership has led to improved retail, exciting dining and entertainment.



On-site property management



Collaborative media room, coffee lounge and game room



Walking trails



Walking distance to numerous retail and restaurant locations



Multi-purpose conference center



State-of-the-art fitness center with full-service locker rooms and yoga room



Area Amenities

1. APEX CENTER

Chick-Fil-A	Fairfield Inn & Suite by Marriot	Friendly's	Dellaria Salons
Hyatt Regency	Evviva Trattoria	Hot Table Panini	Pro Clean Auto Wash
B.Good	Dalla Nails & Spa	Muse Paintbar	Sports Clips
Bank of America	Protein House	Half Axe	Pro Clean Car Wash
TITLE Boxing	Qdoba Mexican Eats	Oxford Smiles	110 Grill
		Euorpean Wax Center	

2. RK CENTRE

Panera	McDonalds	Subway
Embassy Suites	Hannaford	Chipotle
by Hilton	Starbucks	Longhorn Steakhouse
Office Max	Boston Market	
Five Guys	Planet Fitness	

3. MARLBOROUGH HILLS

Hilton
Whole Foods
Quest Diagnostics
Avalon Bay
Communities
BLVD Kitchen & Bar

WITHIN 5 MILES...

NEWMARK

6,174
MULTI-FAMILY
RESIDENTS

184
RESTAURANTS

8M SF
RETAIL STORES

2
ART GALLERIES

17
FITNESS STUDIOS

24
HOTEL/LODGES

3 MARLBOROUGH HILLS

1 APEX CENTER

2 RK CENTRE



Surrounded by
restaurants, shopping
and entertainment all
within a **2-7 minute drive**

Well Connected.

The park is located in the heart of Marlborough offering convenience to major routes, including Interstate 495, Route 20, Mass Pike, public transportation and a strong surrounding labor market.

The community's forward-thinking leadership has led improved retail, exciting dining and entertainment options, and renovated municipal infrastructure including walkable proximity to the APEX Center and RK Centre.

CORPORATE NEIGHBORS

Marlborough Technology Park is within close proximity to many prestigious and growing corporations.

Raytheon

BJ's

WELLINGTON
MANAGEMENT

amazon

optos

moderna

HOLOGIC

TJX

**Boston
Scientific**

DOW

cytiva

**Quest
Diagnostics**

athena diagnostics

KEN'S

**SPECTRUM
CONTROL**



WITHIN 5 MILES...

7,031
PEOPLE
WORK IN THE
PROFESSIONAL/
SCIENTIFIC/TECH
SERVICES

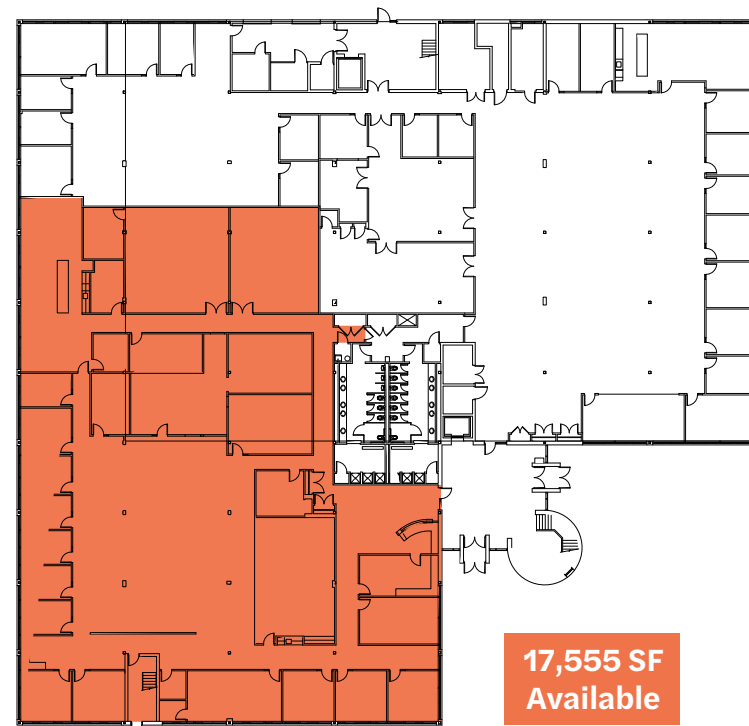
7,076
PEOPLE WORK IN
THE HEALTHCARE
INDUSTRY

50%
OF RESIDENTS
HAVE BACHELOR
DEGREES OR
HIGHER

100 Nickerson Road

SIZE	73,238 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1983
YEAR RENOVATED	2007
PARKING	281 spaces
ELEVATORS	One hydraulic passenger, one hydraulic freight
LOADING DOCKS	Tailboard-height loading dock facilities
HVAC	Heat pump-based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1,800 amps, 480/277 volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with auto-notification to fire department, 100% sprinklered
SECURITY	Automatic door locking systems, card access

FLOOR 1



17,555 SF
Available

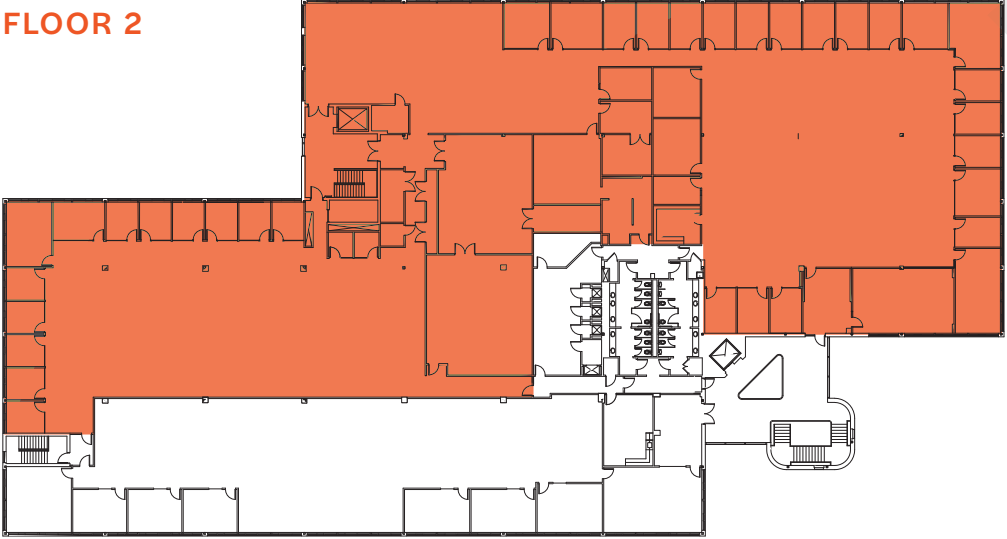


200 Nickerson Road

SIZE	67,071 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1983
YEAR RENOVATED	2007
PARKING	290 (seven handicap)
ELEVATORS	One hydraulic passenger and one hydraulic freight
LOADING DOCKS	Tailboard-height loading dock facilities
HVAC	Heat pump based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1800 Amps 480/277 Volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered
SECURITY	Automatic door locking systems/ card access
AMENITIES	Full-service cafeteria, conference center and fitness center

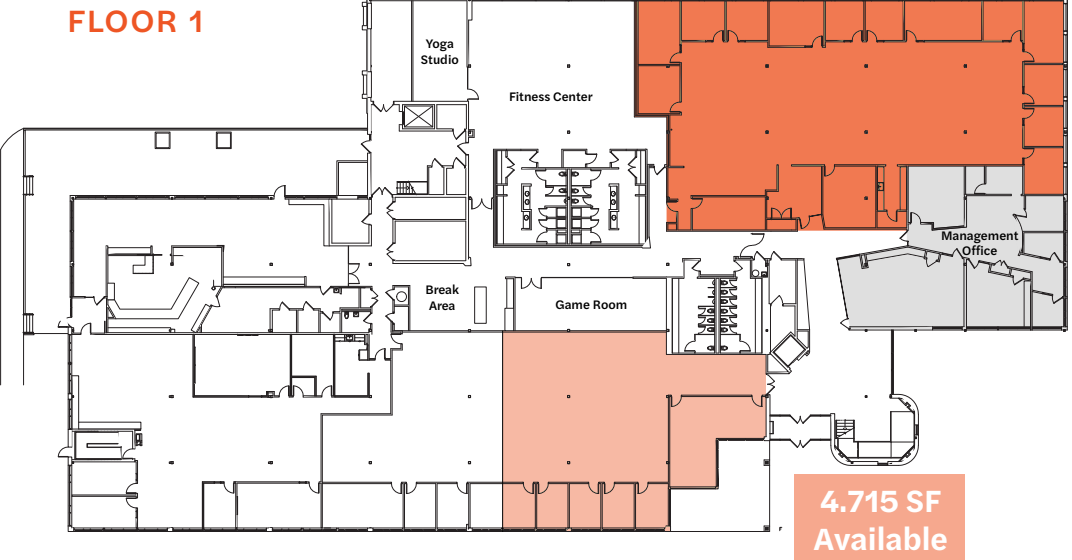
FLOOR 2

31,277 SF
Available



FLOOR 1

9,563 SF
Available

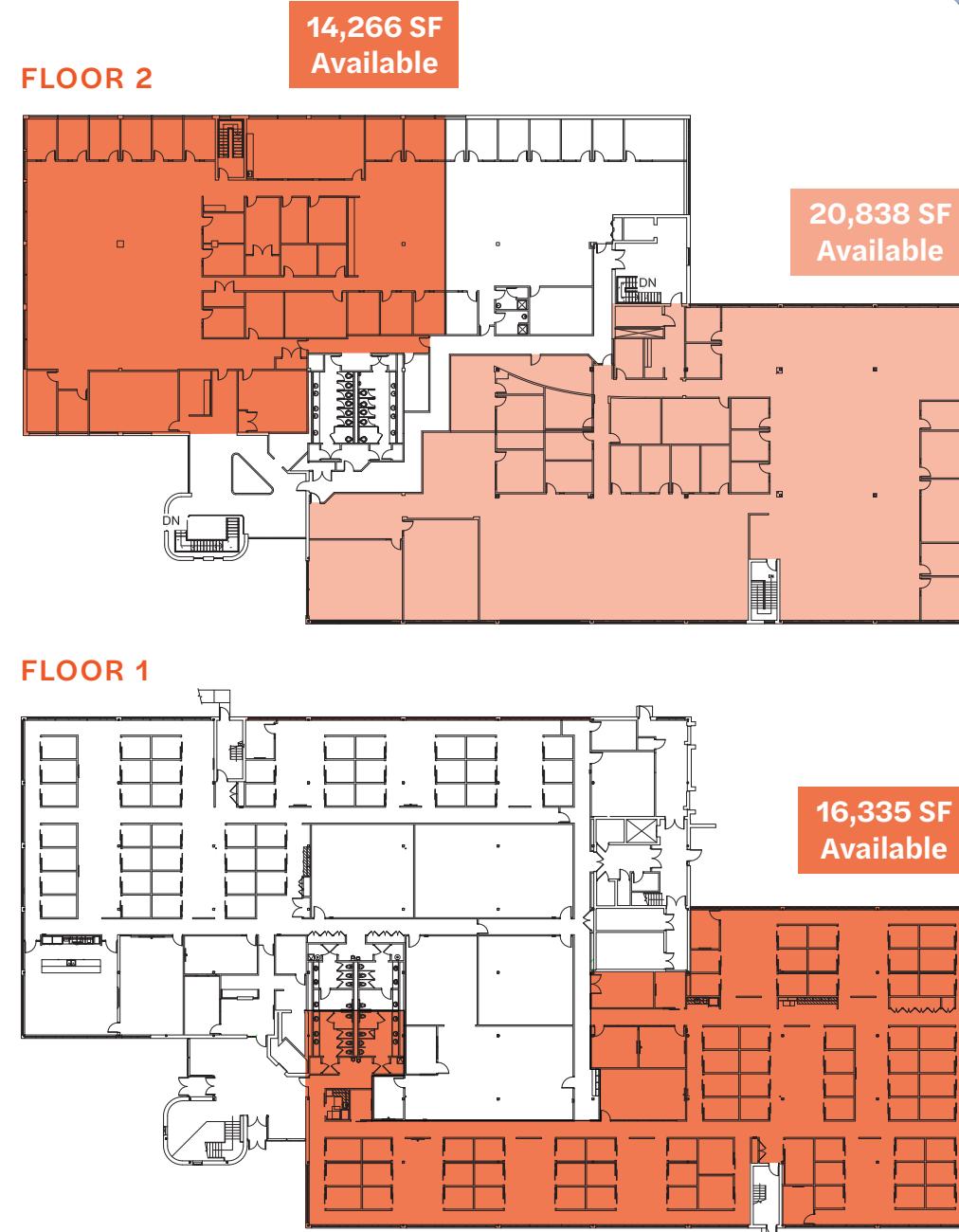


4,715 SF
Available



300 Nickerson Road

SIZE	80,724 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1984
PARKING	267
ELEVATORS	1 passenger and 1 freight
LOADING DOCKS	Two (2) tailboard height loading docks
HVAC	Heat pumped based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1,800 amps 480/277 volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered

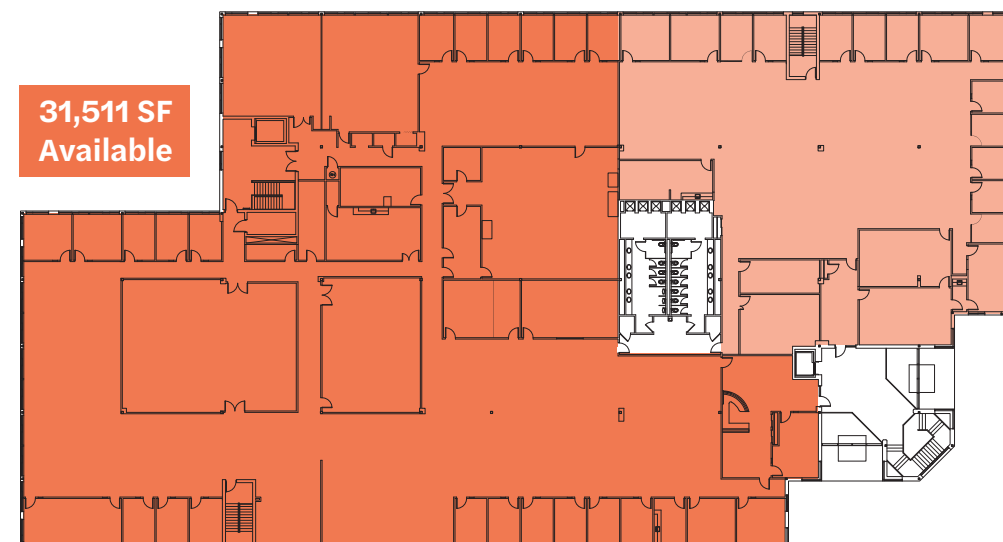


400 Nickerson Road



SIZE	86,331 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1985
YEAR RENOVATED	2007
PARKING	318 (seven handicap)
ELEVATORS	One hydraulic passenger and one hydraulic freight
LOADING DOCKS	Tailboard-height loading dock facilities
HVAC	Heat pump based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1800 Amps 480/277 Volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered
SECURITY	Automatic door locking systems/ card access

FLOOR 2



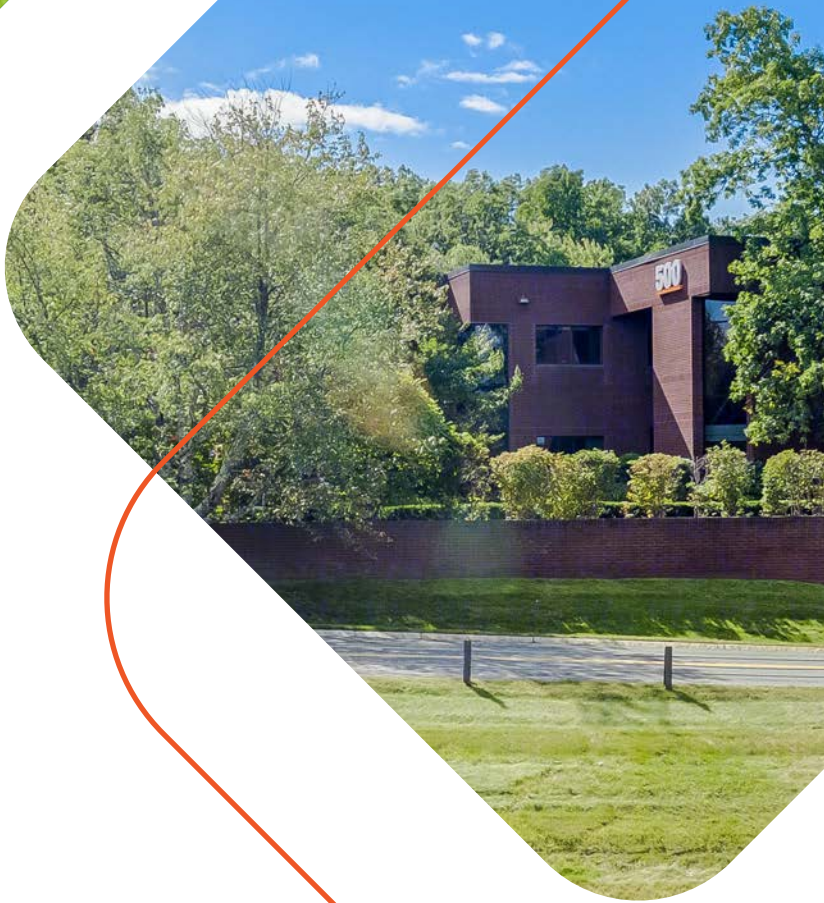
500 Nickerson Road



500

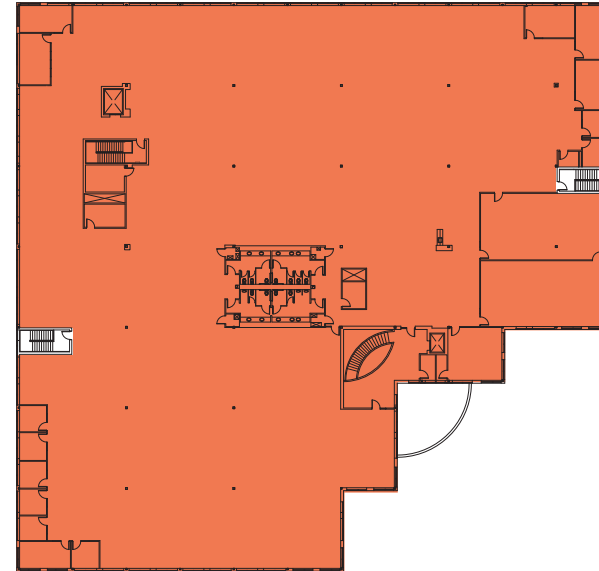
SIZE	82,423 SF
NUMBER OF FLOORS	Two
YEAR BUILT	1986
YEAR RENOVATED	2007
PARKING	278
ELEVATORS	1 passenger and 1 freight
LOADING DOCKS	One (1) tailboard height loading dock
HVAC	Heat pumped based system with roof-mounted cooling tower and gas-fired boiler controlled by digital energy management system
ELECTRIC	1,800 amps 480/277 volt
TELECOMMUNICATIONS	Service provided by Verizon – Fiber available
FIRE/LIFE SAFETY	Fully automatic fire alarm system, with autonotification to fire department. 100% sprinklered
SECURITY	Automatic door locking systems/ card access

FLOOR 1



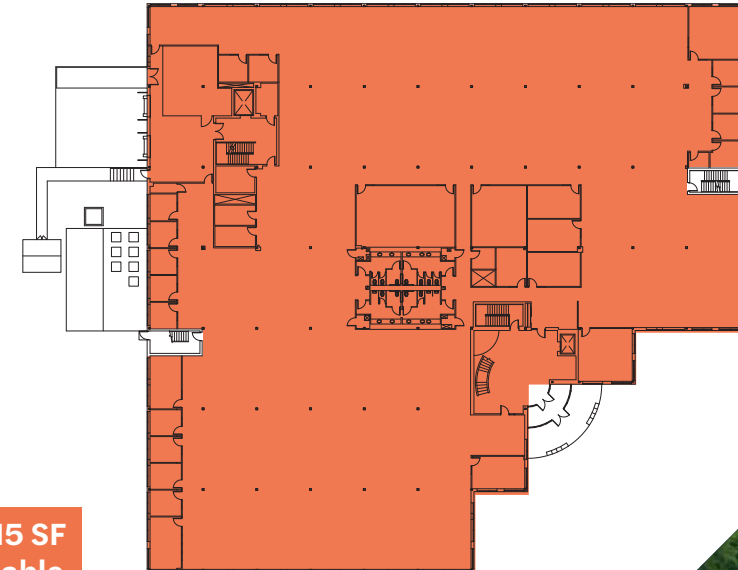
600 Nickerson Road

FLOOR 2



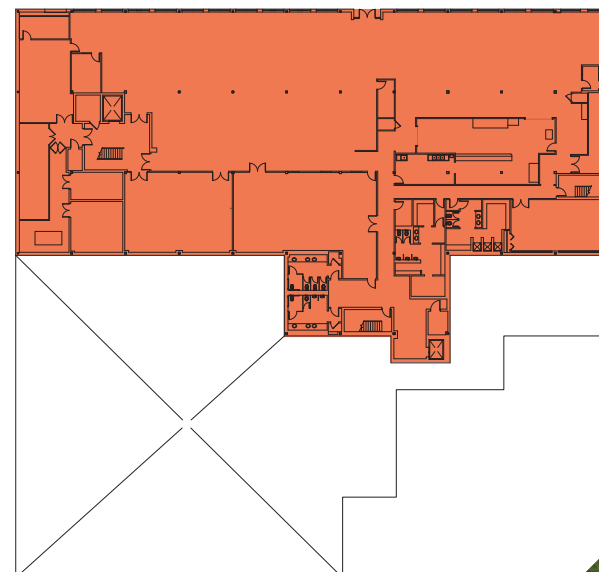
42,163 SF
Available

FLOOR 1



44,322 SF
Available

LOWER LEVEL



16,615 SF
Available

SIZE 103,100 SF
Expandable by 32,400 SF

NUMBER OF FLOORS Three

YEAR BUILT 1985

YEAR RENOVATED 2007

PARKING 339 spaces

ELEVATORS Two hydraulic passenger
elevators

LOADING DOCKS Two tailboard-height loading
docks

HVAC Heat pump-based system with
roof-mounted cooling tower
and gas-fired boiler controlled
by digital energy management
system

ELECTRIC 4000 amps, 480/277 volt

TELECOMMUNICATIONS Service provided by Verizon –
Fiber available

FIRE/LIFE SAFETY Fully automatic fire alarm
system, with auto-notification
to fire department, 100%
sprinklered

SECURITY Automatic door locking systems,
card access

AMENITIES Full-service cafeteria, fitness
center with locker room

NEWMARK



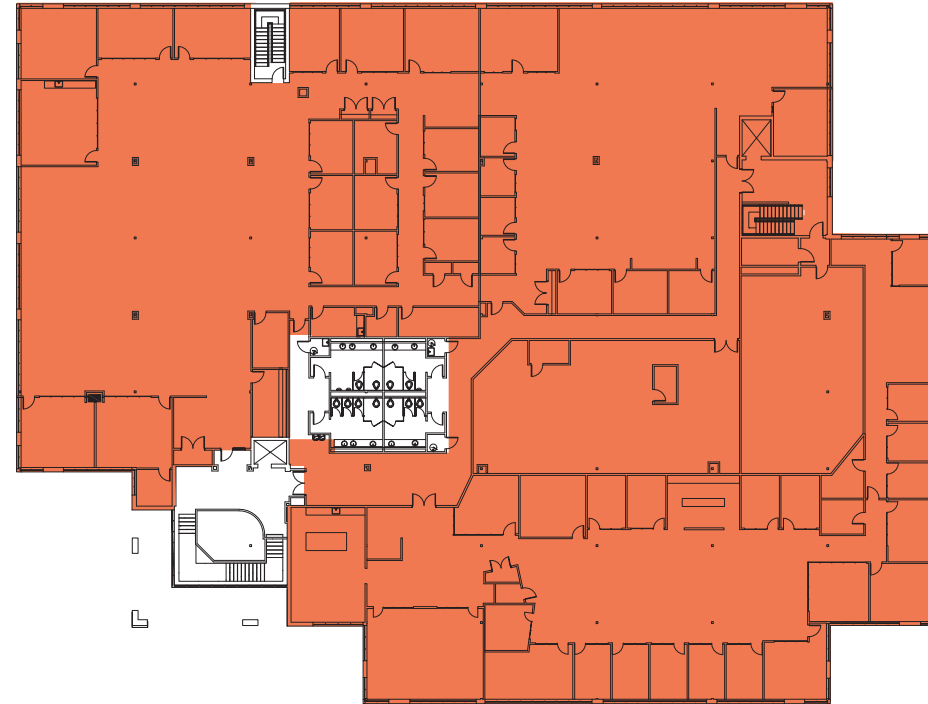
RENDERING
Expandable by 32,400 SF

700 Nickerson Road

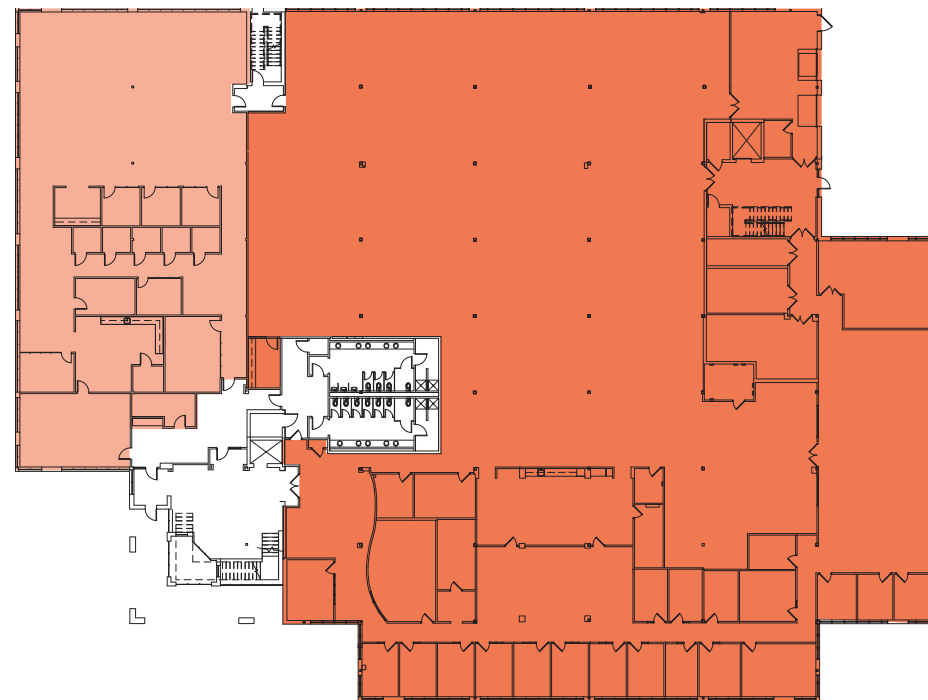
RENDERING

NEWMARK

FLOOR 2



FLOOR 1



Full Building
Availability

SIZE 77,531 SF
Expandable by 13,650 SF

NUMBER OF FLOORS Two

YEAR BUILT 1986

YEAR RENOVATED 2007

PARKING 278 (five handicap)

ELEVATORS One hydraulic passenger and
one hydraulic freight

LOADING DOCKS Tailboard-height loading
dock facilities with direct access to
receiving area and freight elevator

HVAC Heat pump based system with
roof-mounted cooling tower and
gasfired boiler controlled by digital
energy management system

ELECTRIC 4000 Amp 480/277 Volt.

TELECOMMUNICATIONS provided by Verizon
– Fiber available

FIRE/LIFE SAFETY Fully automatic fire alarm system,
with auto-notification to fire
department. 100% sprinklered

SECURITY Automatic door locking
systems/card access



FOR MORE INFORMATION

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