



BAY STATE COMMONS

WESTBOROUGH, WORCESTER COUNTY, MA



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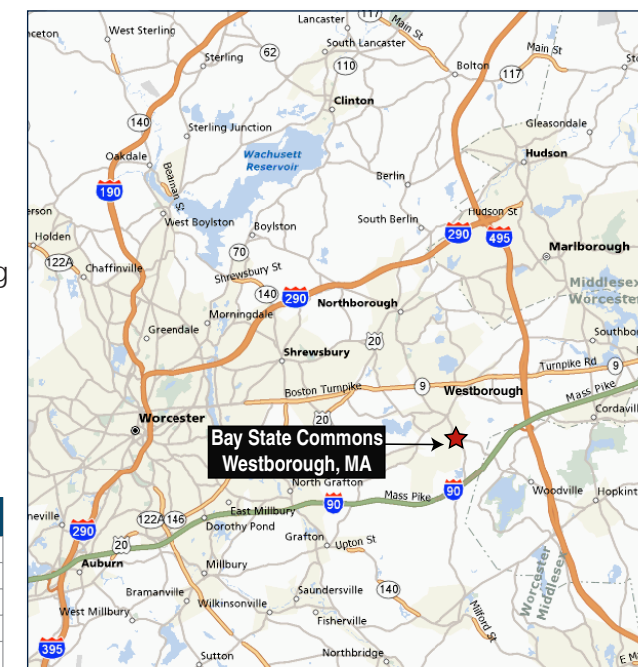
WESTBOROUGH, WORCESTER COUNTY, MA

PROPERTY OVERVIEW

- Bay State Commons is a mixed-use development located in the quintessentially New England town of Westborough, Massachusetts. Architecturally, Bay State Commons merges traditional styles with the eclectic, creating the sense of a community that has evolved naturally over time. Its lifestyle streetscape design reflects the vivid history, character and architecture of its urban surroundings, playing a vital role in the expansion of Westborough's downtown district. Each building has a distinct character which orients visitors and reinforces the sense of an evolving village, encouraging exploration and discovery.
- Bay State Commons is sited at the "Crossroads of the Commonwealth" as it has been called. It is strategically located between Boston and Worcester, sitting at the junction of two major Interstate Highways: I-90 (the Massachusetts Turnpike, running east/west) and I-495 (running north/south). Westborough is also a local crossroads. Several regional and sub-regional highways crisscross the town, providing excellent accessibility while efficiently channeling heavy traffic through the area.

- Featuring approximately 260,000 square feet of retail and restaurant space along with a residential component of approximately 50 condominium units, and a two-acre park, Bay State Commons truly provides a unique shopping experience. Pedestrian walkways, cozy benches, colorful landscaping and outdoor cafés provide layers of visual interest. The materials serve as focal points that also anchor the village and provide visual movement through the streets at Bay State Commons.

Located at the junction of two major Interstate Highways: I-90 (the Massachusetts Turnpike, east/west) I-495 (north/south).



DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
Population	61,537	394,083	781,152
Average HH Income	\$146,597	\$105,530	\$108,109
Total HH	22,721	151,576	294,726
Average HH Size	2.7	2.5	2.6
Median Age	40.0	38.5	39.1



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BUILDING A
 Ted's Montana Grill
 Dance Studio
 Boston Ski and Tennis
 The Little Gym

BUILDING B
 Japanese Steakhouse
 Dry Cleaners
 Boston Interiors

BUILDING D
 Reliant Medical

BUILDING E
 Reliant Medical

BUILDING F
 Roche Brothers

BUILDING G
 Martial Arts Studio
 Mendon Wines & Spirits
 Toll Brothers Design Studio
 Music & Arts
 Cornerstone Dental Care
AVAILABLE - 11,843 sf (2nd Floor)

BUILDING H
(Available - 31,000 sf)
 Boston Sports Club (2nd Floor)

BUILDING J
 Panera Bread
 Janet's Salon
 Wayback Burger

BUILDING K
 BankNorth

BUILDING L
 Gun Store

Leased
 Available
 Potentially Available

Westborough Traffic Counts	
Route I-495:	96,000
Route I-90:	75,300
Route 9:	60,500
Route 30:	24,700
Route 135:	15,600



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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.