



200 DONALD LYNCH
BOULEVARD

**FIRST CLASS OFFICE /
FLEX / LAB SPACE IN
MARLBOROUGH, MA**



TABLE OF CONTENTS



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 **Asset Description**

 **Property Benefits**

 **Location**

 **Local Amenities**

THERE'S AN ENERGY HERE



Introducing a 116,786 square-foot, class A office / flex / lab property in Marlborough, MA. It's a workplace that reflects you. One that's different from the rest, sharper and more innovative. A space where your talent will create the next big thing. You've found that place at 200 Donald Lynch Boulevard.

Located within Solomon Pond Park, this first-class building offers excellent amenities, a contemporary lobby and highly efficient, flexible floor plates. Strategically situated at the junction of I-290 and I-495 with easy access to I-90, this property offers convenient access to Boston and throughout the region.



A SETTING TO INSPIRE



200 Donald Lynch offers a modern environment with all of the amenities today's companies need to retain and recruit top talent.



Easy access to I-290, I-495 and I-90



Grab & go café area



On-site fitness center with lockers and showers



Collaborative, outdoor and indoor seating



Flexible floor plans, high ceilings, abundance of natural light



Fully furnished office and conference rooms



Excellent parking



Two (2) loading docks

CONVENIENCE AND CONNECTIVITY

200 Donald Lynch Boulevard is located in the heart of Marlborough, MA 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 close proximity to the APEX Center and RK Centre.

MARLBOROUGH LIFE SCIENCE HUB

Life science employment has grown 19% in the last 5 years

19%

The lab market has grown 100% in the last 10 years

100%

1MSF of lab inventory in Marlborough

1 MSF

CORPORATE NEIGHBORS

200 Donald Lynch Boulevard is within close proximity to many prestigious and growing corporations.



200 DONALD LYNCH BOULEVARD

I-290
1 minute drive



Route 20
2 minute drive



I-495
5 minute drive



RK Centers
5 minute drive

APEX Center
5 minute drive

Mass Pike
8 minute drive



WITHIN 5 MILES...



7,031

people work in the professional / scientific / tech services



50%

of residents have bachelor degrees or higher

IF IT'S NOT HERE, IT'S NEARBY

WITHIN 3 MILES...



80
Restaurants



10
Grocery Stores



69
Retail Locations



20
Fitness Studios



11
Hotels



Stay

Embassy Suites by Hilton
Holiday Inn Hotel & Suites
Royal Plaza Trade Center
Best Western Royal Plaza Hotel
Fairfield by Marriott

Residence Inn, Marriott
Extended Stay
Hampton Inn
Hyatt Place

Dine

Wendy's
Chipotle
Starbucks
Panera
Longhorn Steakhouse
McDonald's
Ninety Nine Restaurant
Dunkin Donuts
Friendly's
Hot Table Panini

Olive Garden
TGI Fridays
Boston Market
ProteinHouse
110 Grill
Evviva Trattoria
Pit Stop Tavern
Okami
Qdoba Mexican Eats
Chick-fil-A

More

Muse Paintbar
TITLE Boxing Club
Half Axe
EMS Sports
Best Buy
DCU Credit Union
Bank of America
IC Federal Credit Union
Planet Fitness

Dellaria Salons
Dalla Nails & Spa
European Wax Center
SportClips Haircuts
Oxford Smiles
Pro Clean Auto Wash
OfficeDepot/Office Max
Hannafords
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200 DONALD LYNCH
BOULEVARD



FLOOR PLANS
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VISIT
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