

# CLOCK TOWER CENTER

200 HOMER AVENUE, ASHLAND, MASSACHUSETTS



# PROPERTY DESCRIPTION

## LEASE OVERVIEW

**AVAILABLE SF:** FIRST FLOOR - 16,397 RSF of Warehouse Space w/15' Clear Height, Dedicated Loading w/Access to 2 Covered Docks  
SECOND FLOOR - 18,386 & 30,926 RSF w/Freight Elevator Access, Office, Light Manufacturing & Storage/Warehouse Space

**LEASE RATE:** First Floor: \$6.50 SF/Yr NNN  
Second Floor: \$4.00 SF/Yr NNN

**LOT SIZE:** 11 Acres

**BUILDING SIZE:** 292,000 SF

**MARKET:** Boston

**SUB MARKET:** Hopkinton/Holliston

**CROSS STREETS:** Homer Avenue & Route 135

## PROPERTY DESCRIPTION

Clock Tower Center, the flagship building in the town of Ashland, is comprised of three buildings totaling over 292,000 RSF. It is a multi-tenant building offering great access and visibility in the heart of the Metrowest corridor. The tenant mix includes office, light industrial, warehouse, bio-tech, and office tenants.

Clock Tower Center offers a unique blend of historic charm found in a New England mill building along with the contemporary facilities of newly constructed office and R&D space at competitive rates.

## FEATURES

- Parking for over 800 cars.
- Existing heavy power and high floor load capacity
- Professionally managed by NAI Hunneman
- Amenities in the area include: fitness center [Encompass Fitness, Dulce D. Leche & Dr Greens Golf on-site], banking, variety of restaurants, and retailers.
- Frontage on Rt. 135. Close to the Mass Pike, RT. 9, and I-495. Close proximity to the Commuter Rail.



**VICTOR GALVANI**

Vice President | Investment Sales  
508.271.9225  
victor.galvani@svn.com

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

# FIRST FLOOR PLAN

BUILDING 3 BUILT 1963

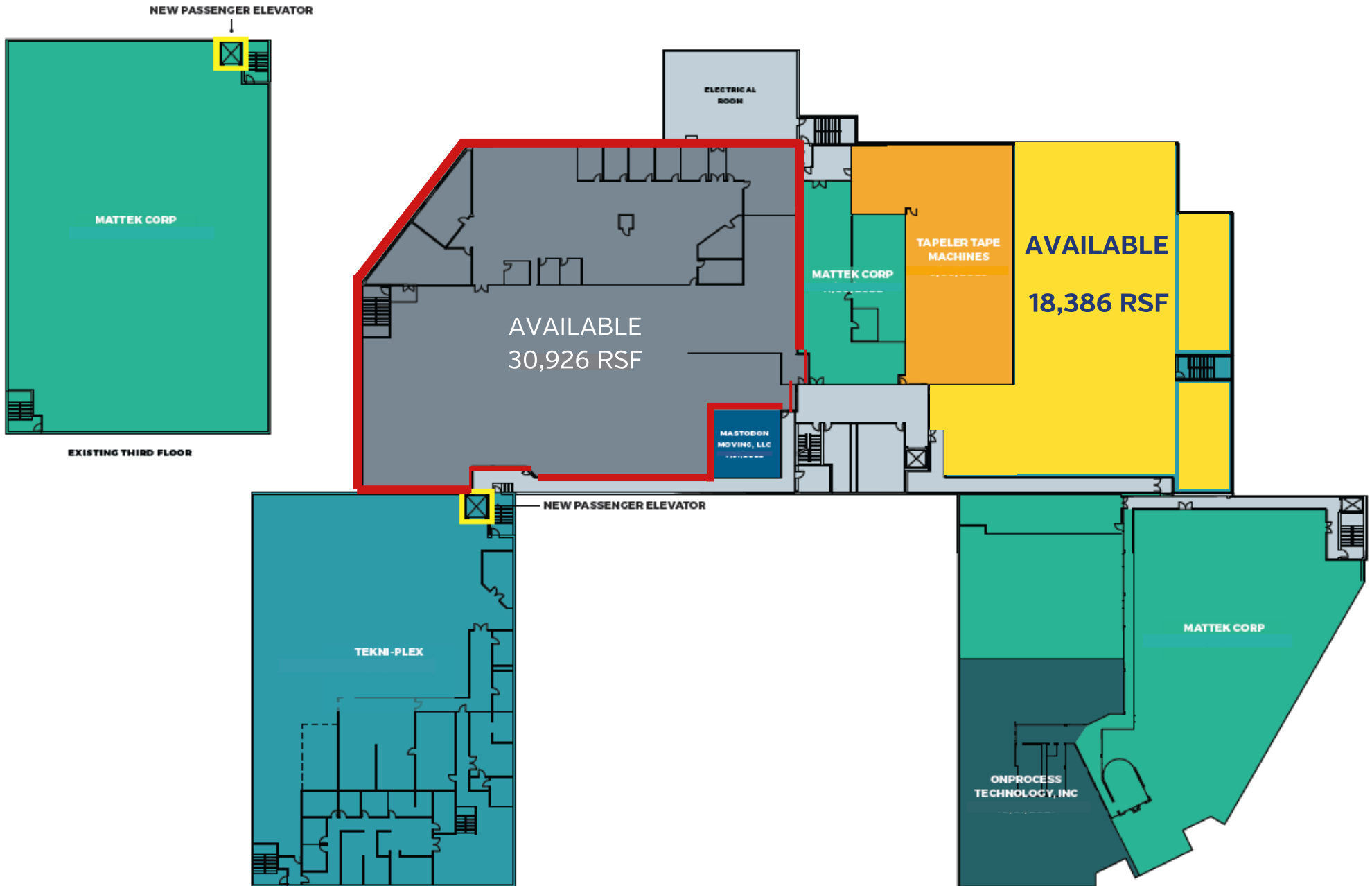


BUILDING 2 BUILT 1946

BUILDING 1 BUILT 1927

EXISTING MEZZANINE LEVEL PLAN

# SECOND FLOOR PLAN



# LOCATION



9



EXIT 12



9

FRAMINGHAM  
COUNTRY CLUB



ASHLAND-NORTH

CLOCK TOWER  
CENTER

DUNKIN'

135



STONE'S  
PUBLIC HOUSE



NICK'S

SUNNYSIDE



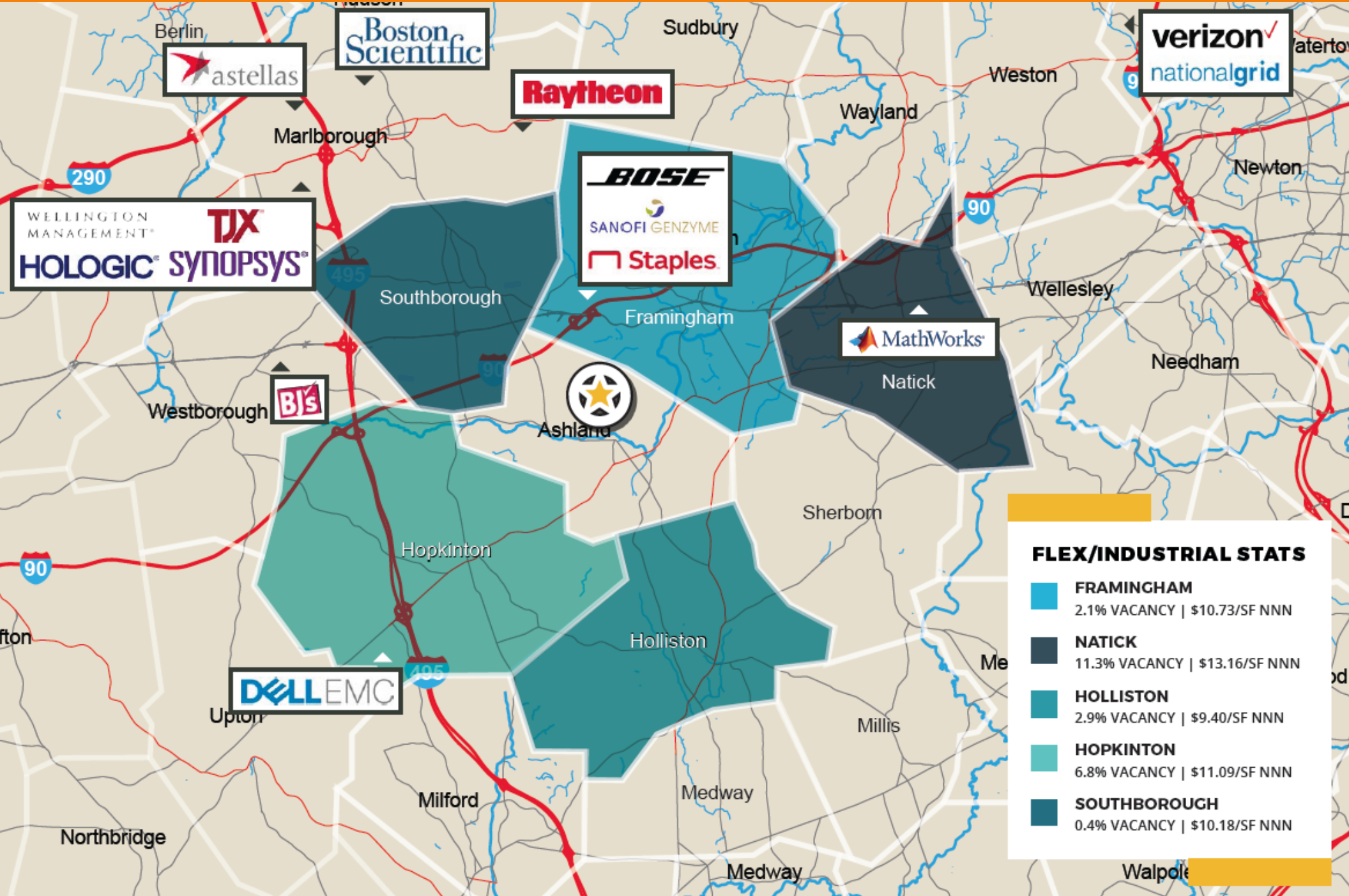
135

DUNKIN'



MAIN STREET

# MAJOR METROWEST TENANTS



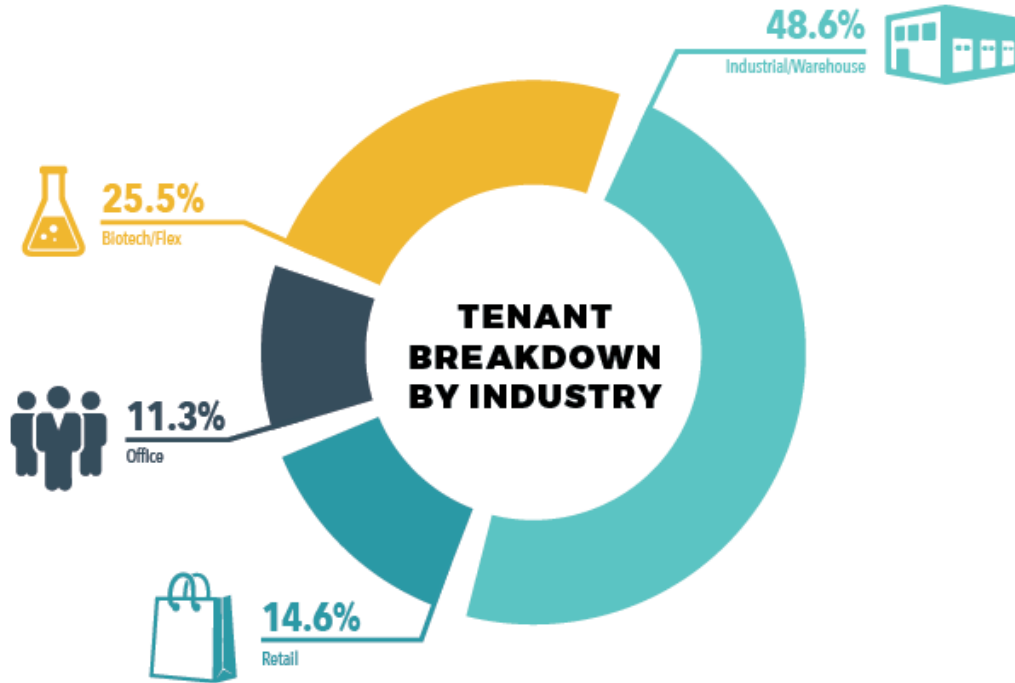
**FLEX/INDUSTRIAL STATS**

<span style="color: #00AEEF;">■</span> FRAMINGHAM	2.1% VACANCY   \$10.73/SF NNN
<span style="color: #1A3A5A;">■</span> NATICK	11.3% VACANCY   \$13.16/SF NNN
<span style="color: #008080;">■</span> HOLLISTON	2.9% VACANCY   \$9.40/SF NNN
<span style="color: #4DB6AC;">■</span> HOPKINTON	6.8% VACANCY   \$11.09/SF NNN
<span style="color: #00695C;">■</span> SOUTHBOROUGH	0.4% VACANCY   \$10.18/SF NNN

# TENANT & BUILDING STATISTICS

## DIVERSIFIED TENANT BASE

Consisting of 18 tenants from a wide range of industries including biotech/flex, retail, office, and industrial/warehouse.



## RECENT CAPITAL IMPROVEMENTS

Within the past 3.5 years, since the current ownership group purchased the property, they have invested ±\$1.5 million in building and tenant improvements.

BUILDING IMPROVEMENTS	AMOUNT
Lobby and Restroom Improvements*	\$175,000
Roof Replacements	\$105,000
Window Replacement	\$102,000
Parking Lot Asphalt	\$61,000
Interior Lighting Replacement	\$360,000
Elevator**	\$250,000
Façade Work	\$140,000
<b>TOTAL</b>	<b>\$1.193M</b>

## CURRENT TENANTS



# CLOCK TOWER CENTER

EXCLUSIVELY OFFERED BY:

**VICTOR GALVANI**

SVN Parsons Commercial Group  
Director, Investment Sales  
508.271.9225  
victor.galvani@svn.com

