

**NOW LEASING | UNDER NEW OWNERSHIP!**

**THE NEW**  **CLARKS HILL**

**FRAMINGHAM, MA**

*Renovations and Upgrades Underway*

1,500 SF up to 90,000 SF



**FOR MORE INFORMATION, PLEASE CONTACT:**



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# THE NEW **ONE** CLARKS HILL

**NEW OWNERSHIP • NEW MANAGEMENT • LOBBY & COMMON AREA UPGRADES • ELEVATOR REMODELED  
RESTROOM RENOVATIONS • NEW MONUMENT SIGNAGE • LANDSCAPE REDESIGN**

Introducing the “NEW” **ONE CLARKS HILL.**

One Clarks Hill is under new local ownership and in the midst of repositioning featuring lobby, common area upgrades and more! Become part of the transformation. Welcoming new tenants of varying uses and sizes.

#### **FLEXIBLE & EFFICIENT FLOOR PLATES**

Suites from 1,500 square feet to varying sizes up to a total of 90,000 square feet are available for lease. Full floor availability of 35,000 square feet.

#### **QUALITY SPACE**

One Clarks Hill provides a great opportunity for quality space in an attractive and professional office building. The building is prominently positioned on an elevated site set on over 13 acres.

One Clarks Hill was previously home to Philips Lifeline whose space build-outs featured expansive use of glass in offices, hallways and conference rooms.

#### **“CROSSROADS” LOCATION**

One Clarks Hill is conveniently located at the crossroads of several major highways and intersections including Route 9, Speen Street, Mass Pike (I-90) and Routes 135, 126, 30 and 27.

#### **MBTA COMMUTER RAIL**

There are two MBTA stations within 1.5 miles with daily services to Boston and points in-between [Framingham and West Natick Stations].

#### **PARKING**

The property features: three distinct parking lots and a high parking ratio [4.37/1,000] which can meet the parking demands of prospective tenants.

#### **AMENITIES & MORE!**

One Clarks Hill is five minutes from the largest suburban retail concentration in New England, which features tremendous retail, entertainment, and lifestyle amenities. Tenants can enjoy a beverage at Jack’s Abby Microbrewery nearby or shop at the Natick Collection Mall featuring over 300 stores.

 **102,000 ±**  
**SQUARE FEET**


 **3** **STORIES**

**13** **ACRES** 

**YEAR BUILT**  
 **1991**

**445** **PARKING**  
**SPACES** 

**4.3** **PARKING**  
**RATIO**

 **PASSENGER**  
**ELEVATOR** **1**



EXIT

STAIRWAY B  
FLOOR 1



EXIT 13



**9** MINUTES  
2.9 mi



**5** MINUTES

FRAMINGHAM



**5** MINUTES  
2.3 mi

NATICK



# ONE CLARKS HILL

HOSPITAL - METROWEST  
MEDICAL CENTER

MBTA COMMUTER RAIL  
STATION - FRAMINGHAM



MBTA COMMUTER RAIL  
STATION - WEST NATICK



# WITHIN 10 MINUTES

5 MINUTES  
1 mi

6 HIGHWAYS



MASS PIKE



2 TRAIN STATIONS



6



HOTELS

7

HEALTH &  
FITNESS CLUBS



RESTAURANTS 45+

8

BARS &  
BREWERIES



12+ MEDICAL FACILITIES



35+ SHOPPING CENTERS  
& GROCERY STORES



7



COFFEE SHOPS

**UPPER PARKING LOT**

**DIRECT LOBBY (B) ACCESS & GROUND  
LEVEL TO 3RD FLOOR VIA BRIDGE**

**ONE CLARKS HILL**

**MAIN LEVEL PARKING LOT**

**LOWER PARKING LOT**



# PARKING



- CAN ACCOMMODATE LARGER PARKING REQUIREMENTS
- HIGHER PARKING RATIO COMPARED TO SURROUNDING BUILDINGS

One Clarks Hill features three (3) distinct parking lots set on over 13 acres. This makes the property very attractive to many services and uses who can benefit from the parking spaces such as call centers, tech firms, medical and more.

Call us with your requirements!



UPPER PARKING LOT

**ONE** CLARKS HILL

MAIN LEVEL PARKING LOT

LOWER PARKING LOT

Clarks Hill Road

TO ROUTE 9 & MASS PIKE

Bishop Street

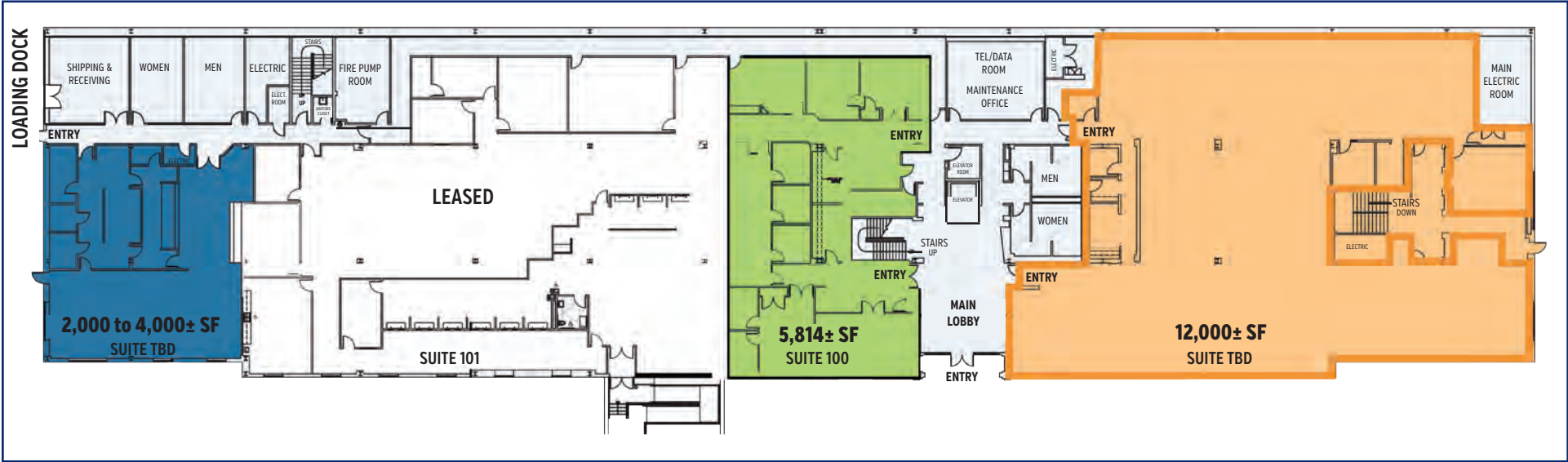
TO ROUTE 135

NEW MONUMENT  
SIGNAGE COMING SOON!





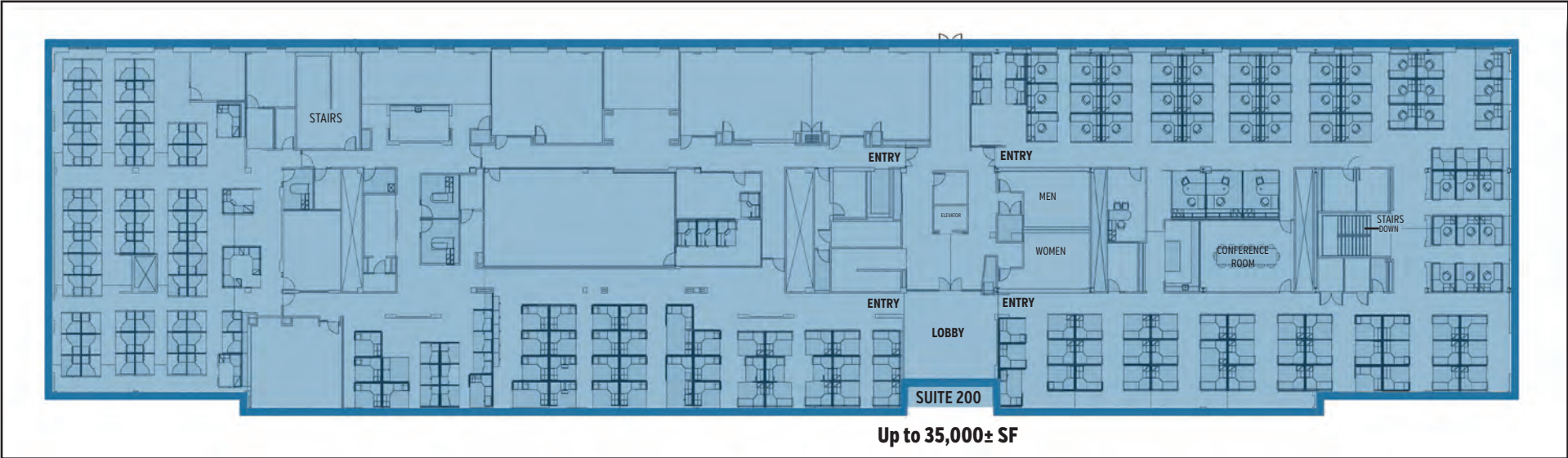
# ONE CLARKS HILL | FIRST FLOOR



For general illustration purposes only. Plan not to scale and subject to changes during property repositioning.



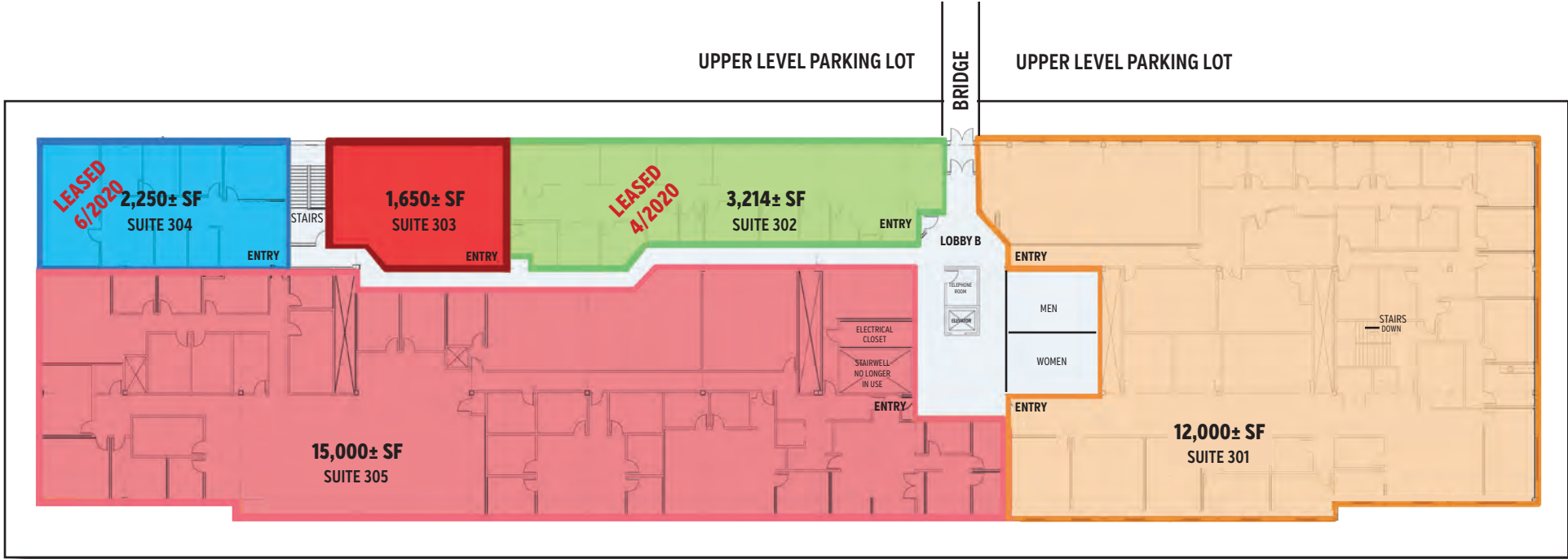
# ONE CLARKS HILL | SECOND FLOOR



*For general illustration purposes only. Plan not to scale and subject to changes during property repositioning.*



# ONE CLARKS HILL | THIRD FLOOR



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