

# Welcome to



# Chauncy Place

**Professional Office Suites  
45 Lyman Street  
Westborough, Massachusetts**

# Chauncy Place

*45 Lyman Street ~ Westborough, Massachusetts*

*“Our Business is to provide the perfect place  
for you to operate your business”*

## Turn Key Concept

*Turn key units available ~ We believe that when you are ready to lease office space; it should be ready for you!*

*That is the **Turn Key Concept!** We have a variety of floor plans that are available for you to pick the one that's right for your company!  
The day your lease begins... the movers bring in your furniture, files and office supplies and you're in business!*

*There is no additional cost for our standard existing build out and no delay!*

## No Hidden Charges

*Rent includes landscaping, snow removal, cleaning common areas, real estate taxes, parking lot maintenance, public lighting and water and sewer charges.*

*There is no “balance billing” for real estate taxes or other common area costs. You pay one known sum each month, no surprises later.*

# The Building

- ◆ *Card swipe system for off hours building access. Entry doors automatically lock after business hours.*
- ◆ *Convenient and ample parking at each end of the building.*
- ◆ *Excellent Location! Travel east or west easily at Lyman Street traffic lights. No "back tracking."*
- ◆ *24-hour emergency access number - which will page maintenance personnel.*
- ◆ *Cozy yet spacious atrium lobby with cathedral ceiling, skylights and an elevator awaiting to take you to your floor*
- ◆ *Impressive archway leading to double doors to welcome you and your business clients to your office.*
- ◆ *Fiber optic and cable ready*
- ◆ *Buildings kept immaculate at all times*
- ◆ *Walking distance to restaurants and stores*
- ◆ *Full handicap access to all areas*
- ◆ *Extra wide and spacious hallways with a brass plaque identifying each tenant next to the suite door.*
- ◆ *Full, oversized, lavatories for men and women on each floor with the latest automatic controls*
- ◆ *Convenient, private mail center off the lobby*
- ◆ *Building has a steel structure with over designed solid floor system and is fully sprinkled. Every partition and all floors and ceilings have sound reduction insulation. All walls are plastered for extra tightness.*

# Your Office Suite

- ◆ *Each office unit is pre-wired with the latest technology – telephone and data (Cat 5e).*
- ◆ *Each suite has its own heating and cooling system. You control your own thermostat. You pay only for the utilities you use.*
- ◆ *Each suite has a room in the unit containing a bar sink – great place for the coffee maker, file cabinets, copy machine and office storage.*
- ◆ *Each suite includes a huge storage area located on the lower level for the storage of boxes and other bulky items. There is no extra charge!*
- ◆ *Oversized windows that open and allow fresh air to enter.*

## Standard "Turn Key" Suites

*All offices include a spacious reception area  
and copier room with kitchenette*

### *~The Masters~*

*Eight rooms ~ Actual Measured area approximately 1,300 square feet*

### *~The Associates~*

*Six rooms ~ Actual Measured area approximately 1,015 square feet*

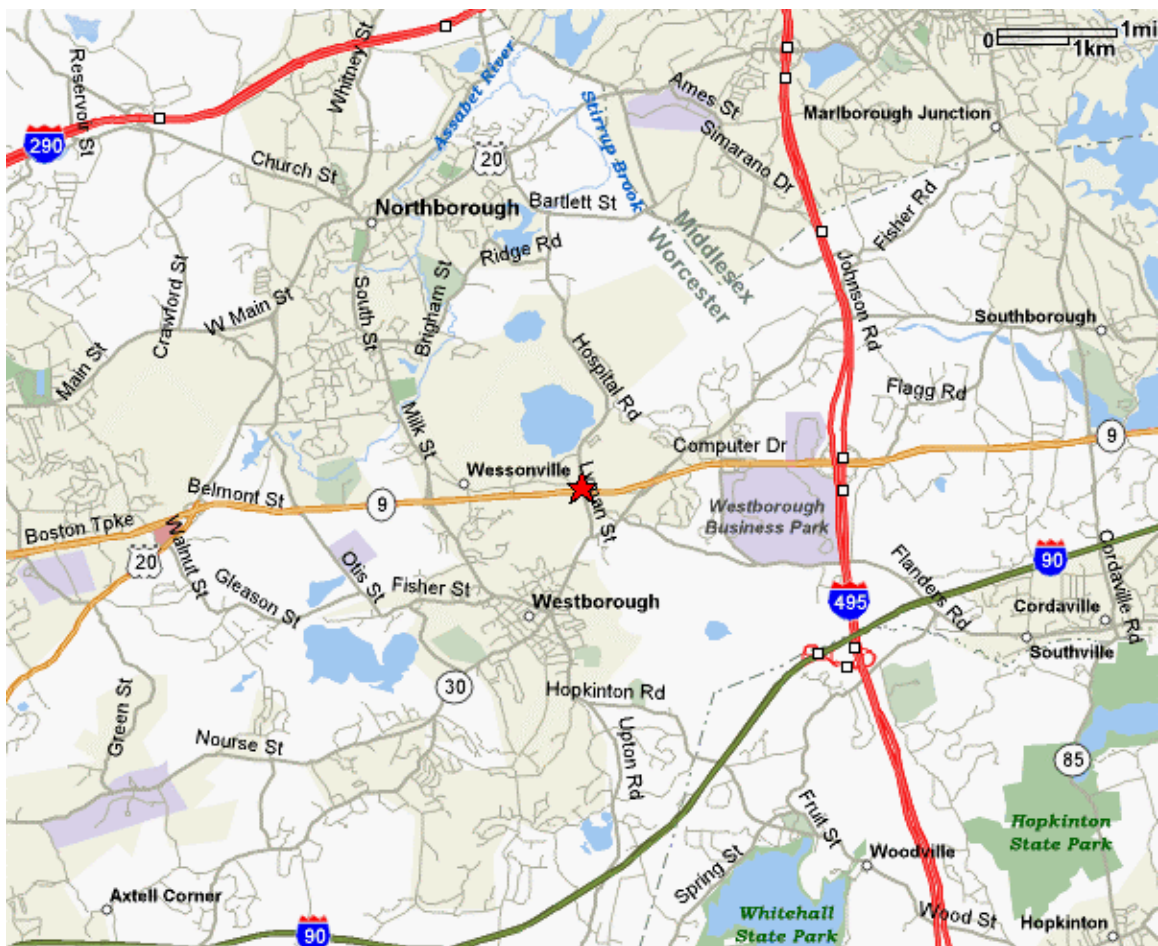
### *~The Graduate~*

*Four rooms ~ Actual Measured area approximately 660 square feet*

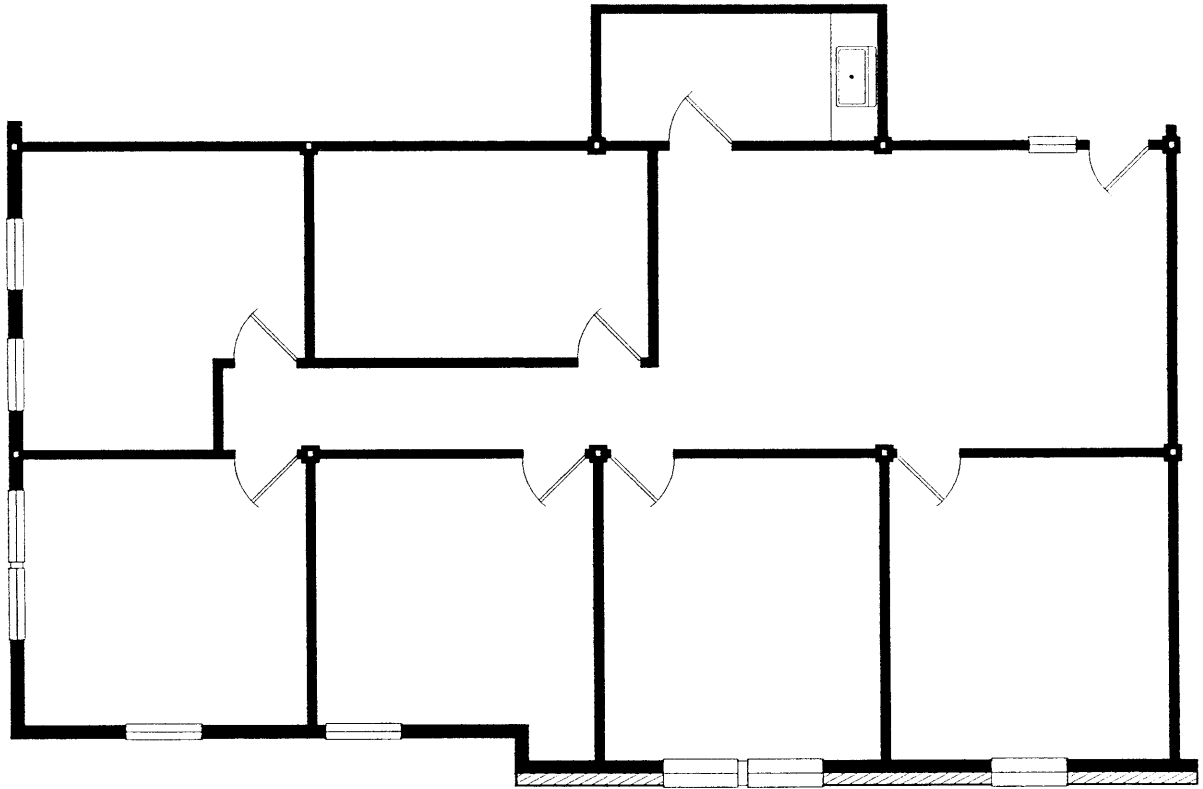
*Please note: Added to the actual measured area will be a percentage for use of the common areas (lobby, lavatories, halls, etc.)*

# Location, Location, Location

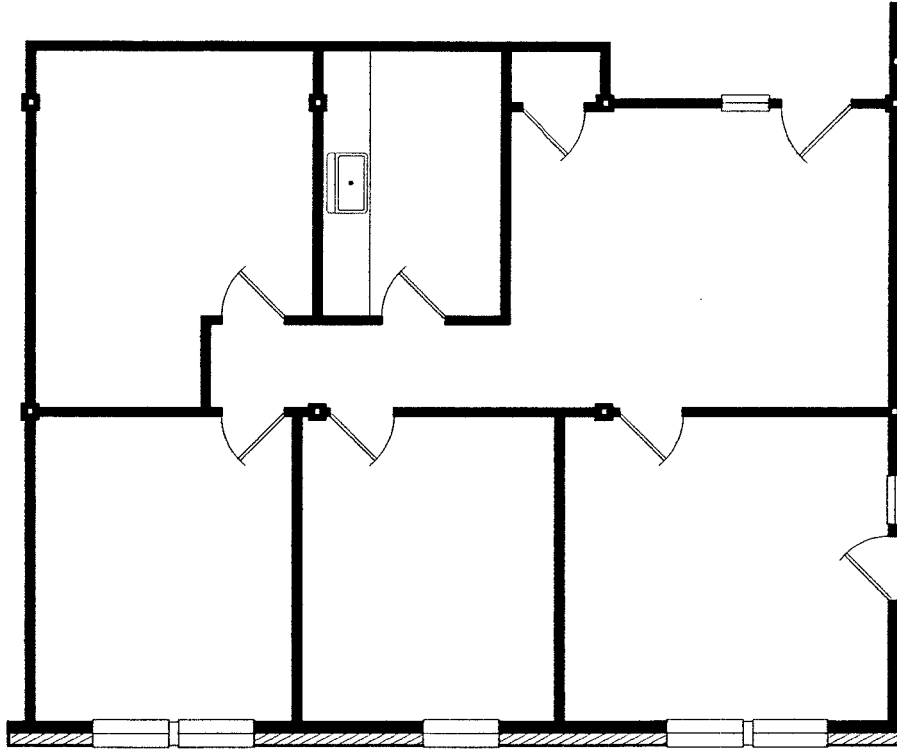
- ~ Minutes from 495 and the Massachusetts Turnpike
- ~ Located just off of Route 9 with a traffic light for easy access either East or West.



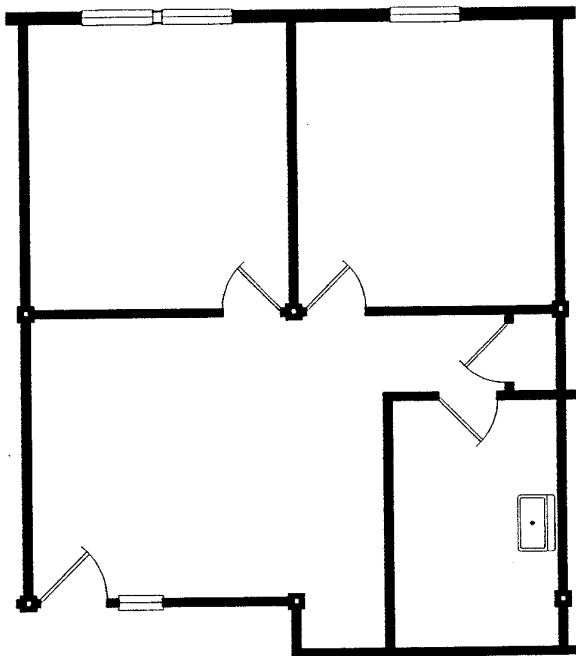
SUITE FLOOR PLANS – in general each office is about 12' by 11'-6":



The Masters Suites – Eight rooms, including six offices with a reception area, about 1,300 square feet.



The Associates Suites – Six rooms, including four offices with a reception area, about 1,015 square feet



The Graduate Suites – Four rooms, including two offices with a reception area, about 660 square feet.

Who was...

# Reverend Charles Chauncy



**Reverend Charles Chauncy (1592-1672)**  
**Term of office at Harvard University: 1654-1672**  
(died in office in February).

In the mid 1600 the legislature ran low on funds, unable to pay the current President of Harvard University. In lieu of President Chauncy's salary a 500 acre parcel of land surrounding lake Naggawoomcom (Lake Chauncy) was granted to Reverend Charles Chauncy by a Massachusetts General Court. Reverend Chauncy, who had also served as a minister to the Pilgrim settlement in Plymouth, never settled his 500 acres. When the town of Marlborough was incorporated in 1660, his parcel was annexed to the town in exchange for another parcel elsewhere in Massachusetts. Lake Naggawoomcom became known as Lake Chauncy, and the surrounding settlement: Chauncy Village.

Today as a reminder of that transaction we have Little Chauncy in Northborough and Lake Chauncy just down the road.

We are excited to share this history with others, in naming our new office building,  
**Chauncy Place!**