



RIVERBRIDGE

Mixed Use Village



58 River Road West - Berlin, MA



Riverbridge Development

Up to 5,000 SF built to suit restaurant space for lease in Riverbridge Mixed Use Village. Riverbridge is a mixed-use, architecturally enhanced village under construction in Berlin, Massachusetts, adjacent to Solomon Pond Mall and Solomon Pond Park. Located off of Donald Lynch Boulevard, which features a 1.6 million SF Class A office/R&D space and 1.1 million SF of retail shops. Berlin features direct access to major interstate highways, close proximity to regional rail services and international airports.

The Complex Will Include:

- 88,000 Sq Ft Homewood Suites Hotel by Hilton (109 rooms).
- 44,000 Sq Ft Mixed Use Retail (Free standing Pads / Street-Front Retail).
- 205 Residential Units (Apartments / Condominiums).
- 12,500 Sq Ft Daycare Center.
- 3,500 Sq Ft, 10-pump Shell Gas Station with Dunkin Donuts.



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Riverbridge Highlights

- Up to 5,000 SF Restaurant Space (build to suit).
- Auto-traffic: 78,000 vehicles/day travel on Route 290 by the Riverbridge exit.
- 495/West Metro Boston area, near the 290/495 interchange.
- Situated in the center of one of the largest metro-trade areas in New England.
- 26 acres dedicated to developments on River Road West and South Berlin rotary.
- Remaining 88 acres of undeveloped land encompass the new commercial and residential developments.

Location Highlights

- Nearby employers include: GE Healthcare Life Sciences, Oracle, Dow Chemical, Boston Scientific, Quest Diagnostics, Sunovion, Hologic, SanDisk, Lockheed Martin, Nation Grid, Genzyme, TJX Companies, and Raytheon.
- Neighboring Marlborough businesses provide 31,434 jobs and generate annual sales estimated at roughly \$6 trillion.
- The Marlborough area is home to 30% of Massachusetts technology jobs.
- There are 33 life sciences companies, employing close to 6,000 people in Marlborough