

FOR LEASE > FIRST-CLASS OFFICE DEVELOPMENT



94,000 SF - 244,000 SF Available

TECHNOLOGY PARK DRIVE, BILLERICA, MA



800 Technology Park Drive

150,000 SF Development Option Rendering



1400 Technology Park Drive

94,000 SF Development Option Rendering

Specifications:

Site Area (Total) 28.56 acres
800 Technology Park Drive: 23.50 acres
1400 Technology Park Drive: 5.06 acres

Developable Area 244,000 SF

Zoning ID

Water Town of Billerica

Gas National Grid

Sewer Town of Billerica

Electricity National Grid

Telco/Fiber Verizon

Technology Park Drive > First-Class Office Development

On behalf of the Gutierrez Company, Colliers International is pleased to announce the availability of two build-to-suit, Class A office opportunities in the heart of the Route 3 corridor. Positioned prominently off of the Concord Road interchange on Route 3, the two-building development is poised to bring the next landmark asset to the northern suburbs. Having tremendous access to Routes 128 and 495, Technology Park Drive is a proven business destination for publicly traded companies and start-ups alike.

The two buildings total approximately 244,000 SF and measure 150,000 SF and 94,000 SF at 800 and 1400 Technology Park Drive, respectively. These two options are in direct proximity to corporate neighbors such as Raytheon, Nortel Networks, Luminous Devices, General Electric, Millipore, Getronics, Harte Hanks and Nuvera Fuel Cells.

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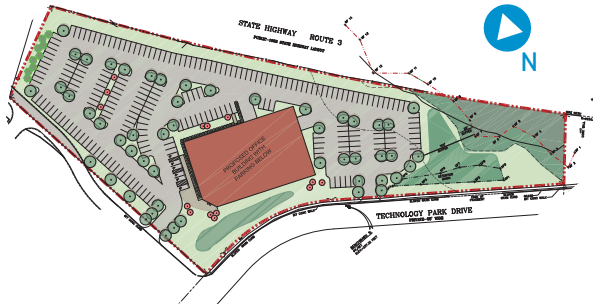
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800 Technology Park Drive

150,000 SF Building Overview

- Building Stories: 4
- Parking Ratio: 3.33 spaces/1,000 SF
- Covered Parking: 48 spaces
- Floor Plate: Anticipated 37,500 SF
- Construction Delivery: Anticipated 12 Months



1400 Technology Park Drive

94,000 SF Building Overview

- Building Stories: 4
- Parking Ratio: 3.33 spaces/1,000 SF
- Covered Parking: 73 spaces
- Floor Plate: Anticipated 23,500 SF
- Construction Delivery: Anticipated 12 Months

About the ownership

The Gutierrez company is the preminent Class A Office landlord in the Route 128 Northwest and Route 495 North Markets. With a deep tradition of real estate excellence, the Gutierrez Company has permitted, designed, and constructed some of the region's most distinctive suburban real estate.



A Development of:



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