





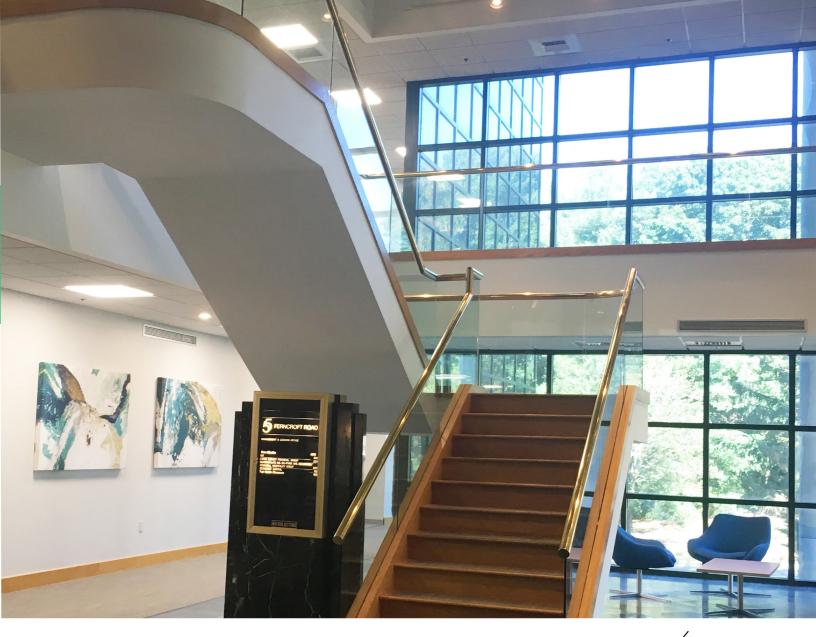
NEW, COMMITTED OWNERSHIP // MAJOR HVAC UPGRADES // LOBBY & RESTROOM RENOVATIONS // NEW, ON SITE HEALTHY VENDING, LEANBOX // COMPLETE COMMON AREA LIGHTING IMPROVEMENTS // NEW COMMON AREA CONFERENCE ROOM // FULL LANDSCAPE REDESIGN // ...AND MORE!







The property, located just off Route 1, is situated directly adjacent to the DoubleTree Hilton Hotel and within walking distance to numerous fitness, restaurant and retail establishments. Conveniently accessible via Exit 50 of I-95, 55 Ferncroft is approximately 20 miles equidistant from both downtown Boston and the New Hampshire border, making it a premier location for attracting employees from both labor pools.



## **SPECIFICATIONS**

TOTAL SIZE:

AVAILABILITY:

CONSTRUCTION TYPE:

DATE BUILT / RENOVATED:

LAND AREA:

PARKING RATIO:

SECURITY:

ROOF:

FOOD SERVICE:

**NEARBY AMENITIES:** 

ACCESS:

85,924 SF (over 5 floors)

1,000 - 40,000 SF contiguous

Steel frame and masonry

1988 / 2016

4.88 acres

3.92/1,000 RSF

Building-wide security cameras (installed 2/2016)

Firestone EPDM rubber membrane

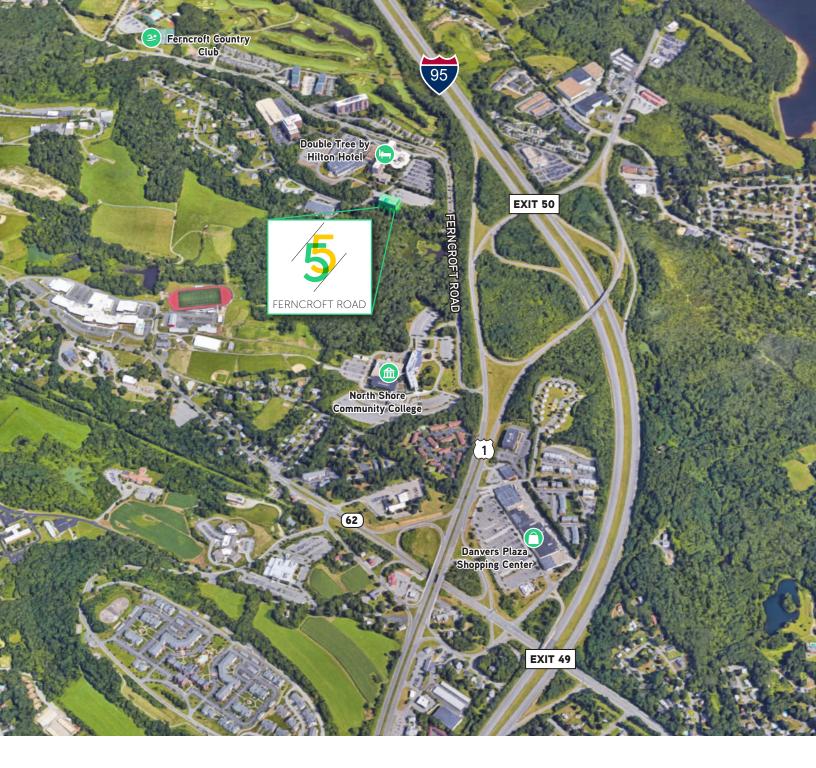


New, on site healthy vending amenity, providing

fresh snack & meal options to tenants

Directly adjacent to the DoubleTree Hilton Hotel and within walking distance to numerous fitness, restaurant and retail establishments

Just off Route 1 with convenient access to I-95



## CONTACT US

Greg Klemmer 617 330 8044 greg.klemmer@colliers.com Tim Brodigan 617 330 8037 tim.brodigan@colliers.com Daniel Driscoll 617 330 8023 daniel.driscoll@colliers.com Tim Allen 617 330 8031 tim.allen@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.