

600

technology park



BILLERICA, MASSACHUSETTS



375,000 RSF
OFFICE / FLEX SPACE
FOR LEASE

18,000 AMPS
OF POWER



CUSHMAN &
WAKEFIELD

KS
PARTNERS

THE OPPORTUNITY

600 Technology Park is a robust, 6-story office/flex building located immediately off Route 3. Totaling 375,000 RSF, the property offers big block availability, up to 18,000 amps of power, and a full amenity package including newly renovated lobbies and a fitness center.





18,000 Amps, 20+ Megawatts of Power



Renovated Lobby & Entranceways



Route 3 Visibility



Extensive Infrastructure



New Fitness Center and Locker Rooms

BUILDING SPECS

SIZE	449,000 SF
NUMBER OF FLOORS	4
TYPICAL FLOOR	116,000 SF
YEAR BUILT/RENOVATED	1984/2013
ELECTRIC	18,000 amps, 480 volts, 3 phase - 4 wire
COLUMN SPACING	25' x 28'
PARKING RATIO	3.0 cars/1,000 SF (covered parking available)
LOADING	4 fully enclosed tailboard loading docks



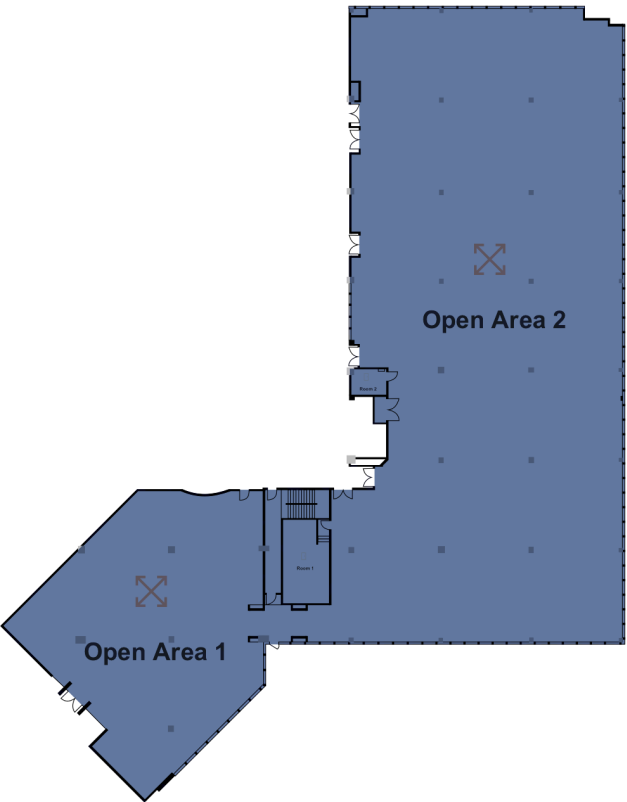
600

University of North Carolina

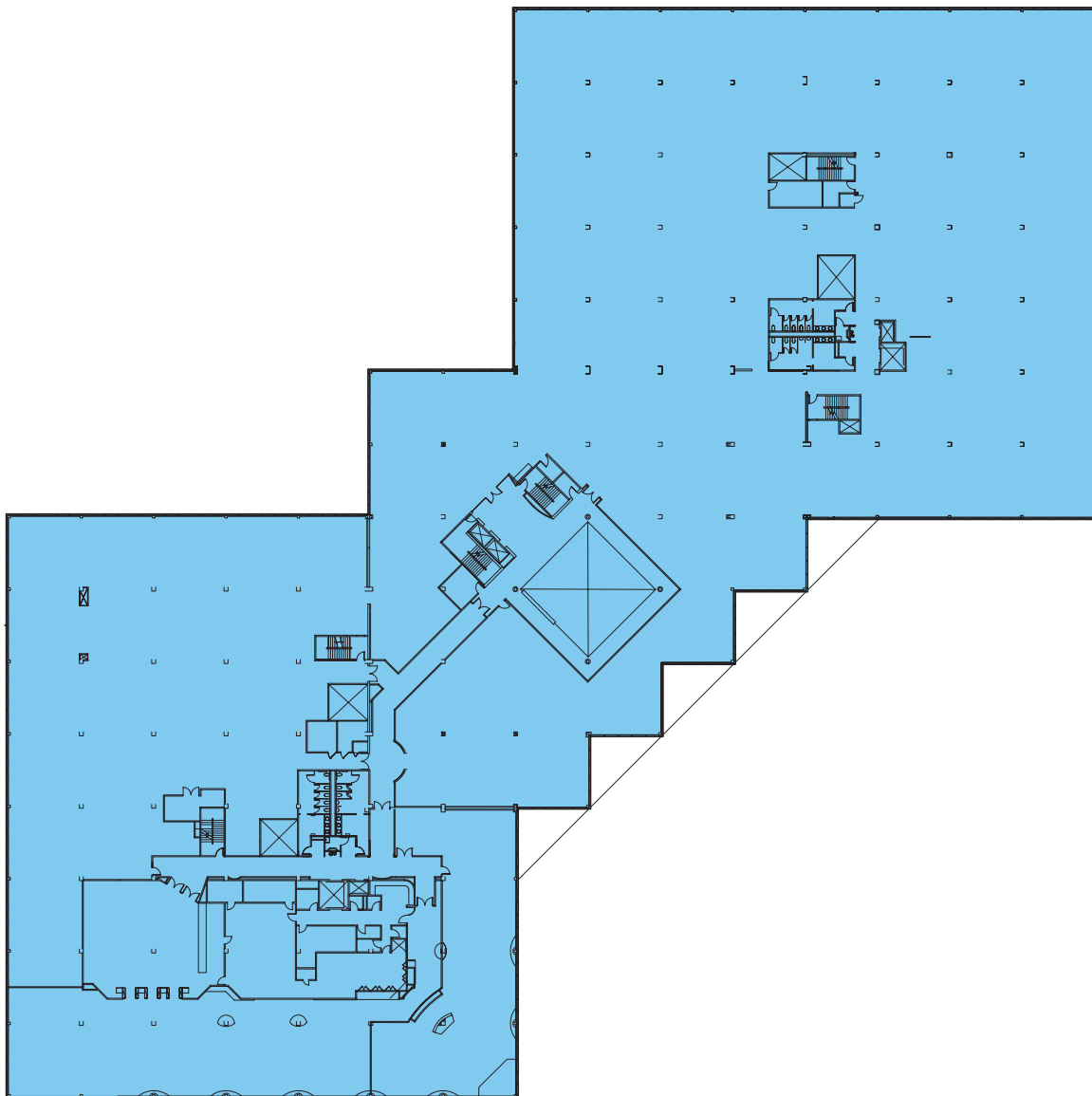
No Smoking
within 25 feet of
building entrance

AVAILABILITIES

1ST FLOOR - 44,448 RSF

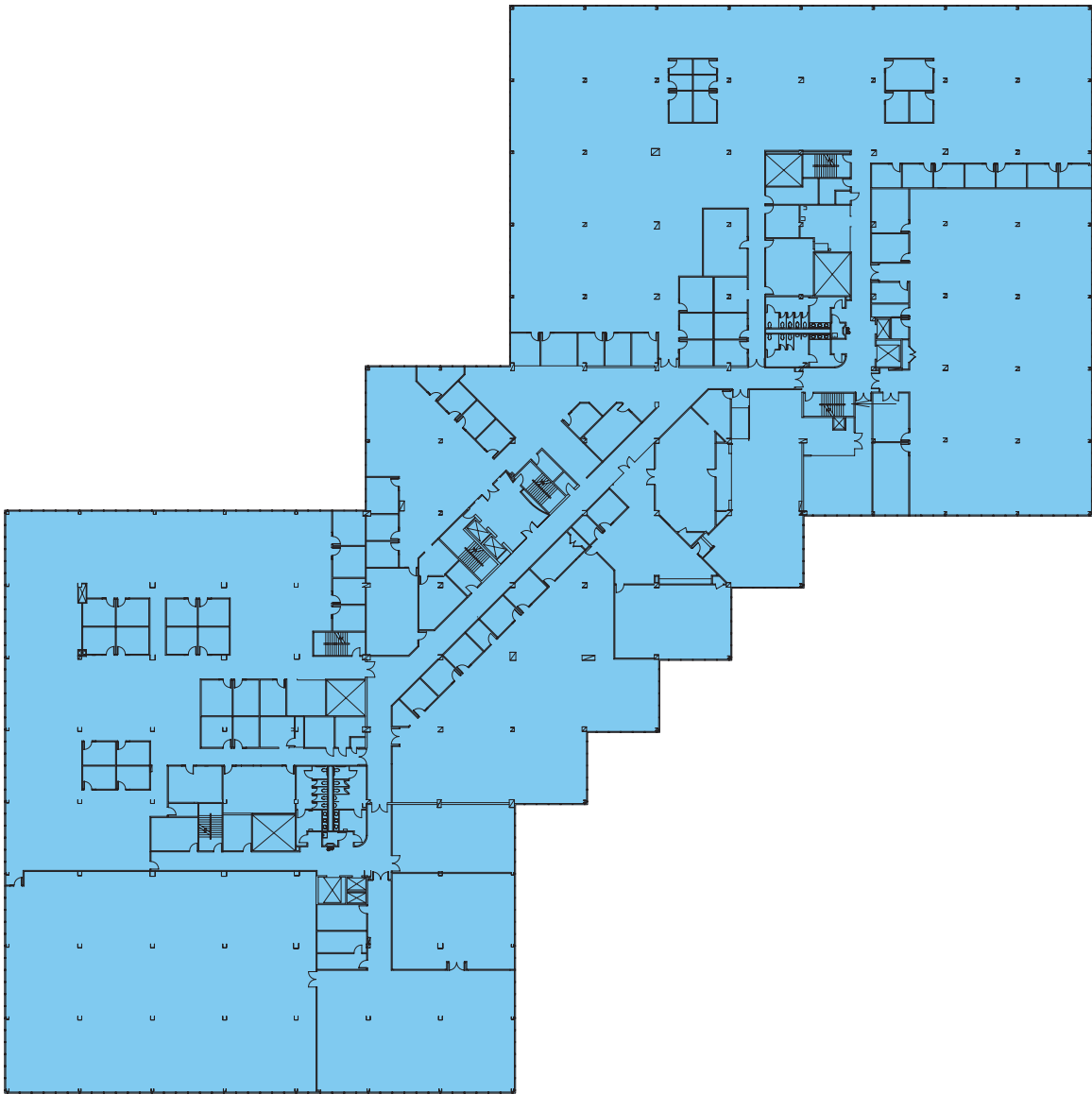


2ND FLOOR – 92,373 RSF

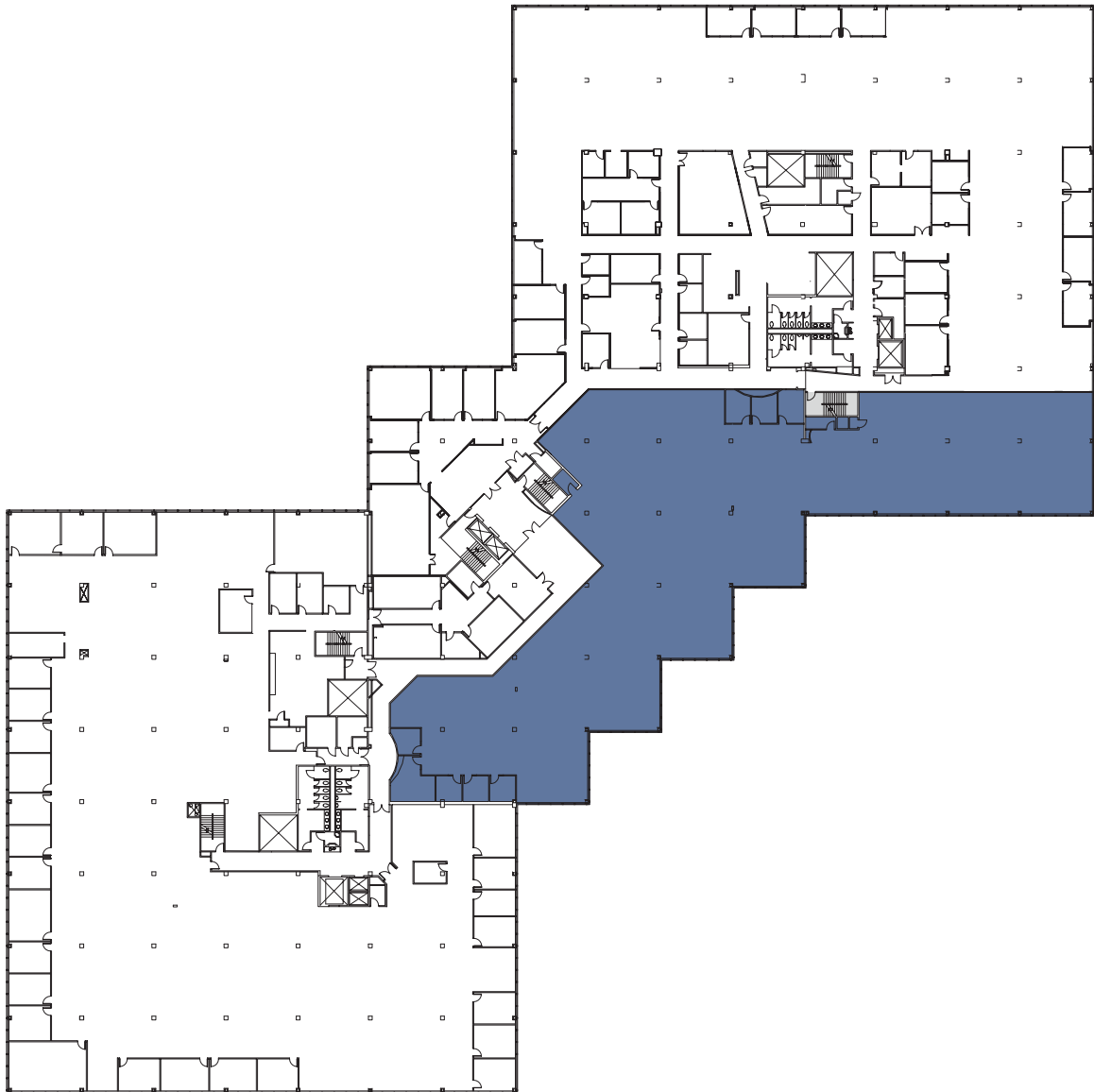


AVAILABILITIES

3RD FLOOR - 116,810 RSF



4TH FLOOR - 24,778 RSF



BILLERICA

FESTO



Anokiwave
mmW Solutions. Enabling a new world

ALLIEDUNIVERSAL
There for you.

FMS

Eink

Panametrics
a Baker Hughes business

600
technology park



Aerodyne Research



LUTRONIC



GENOSCO

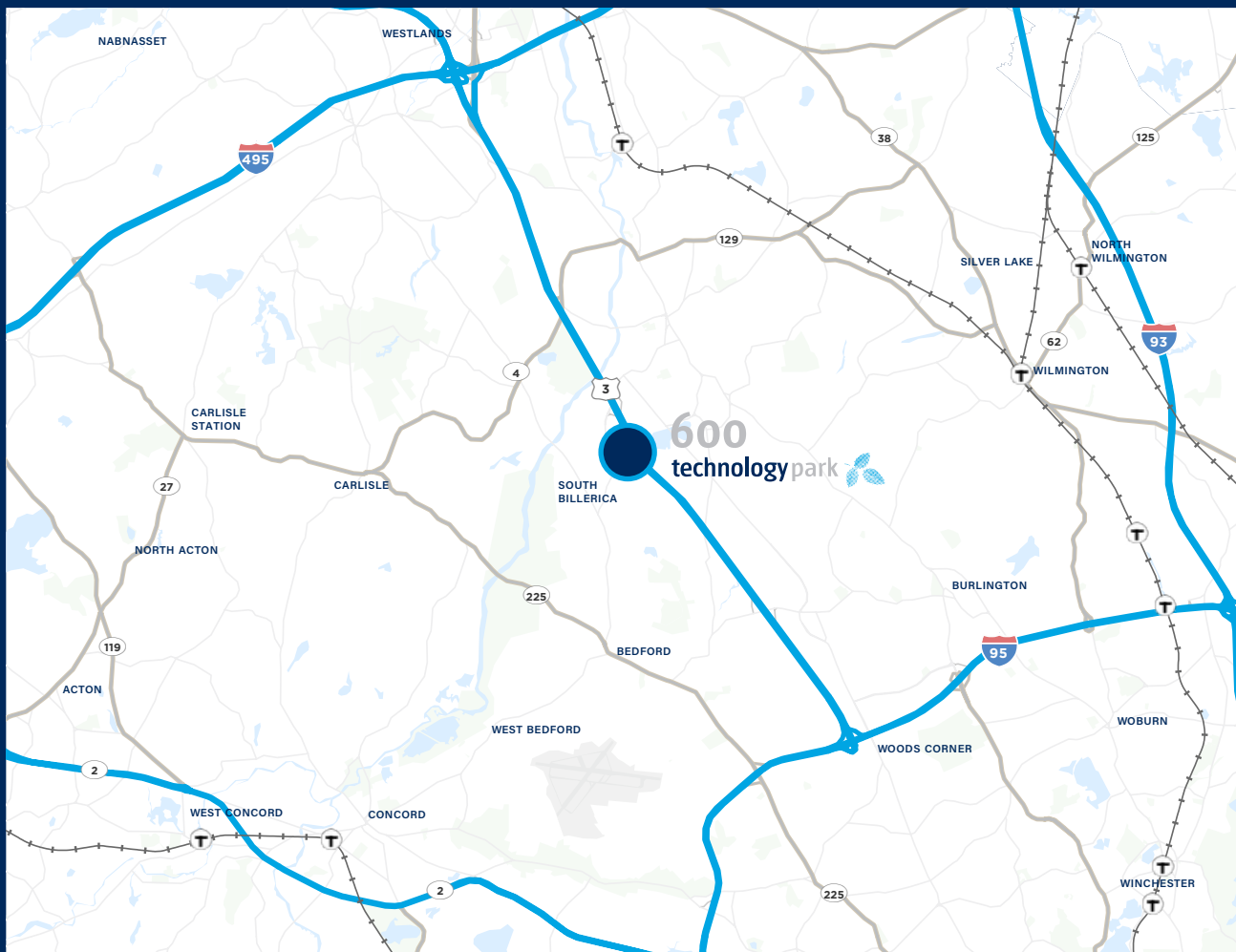
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TOP-TIER CORPORATE NEIGHBORS

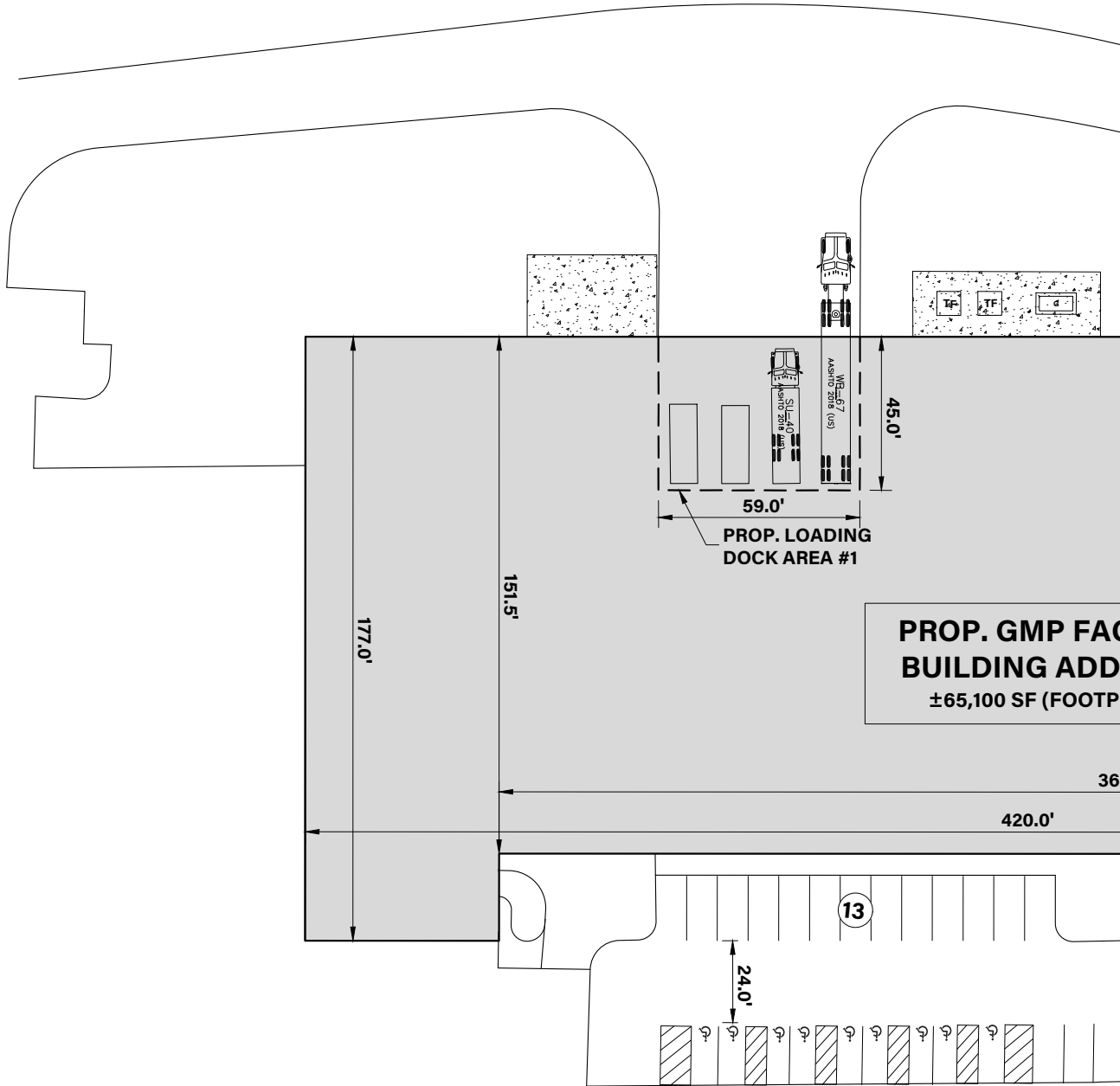
Billerica is the preferred market for an impressive network of top-tier companies looking to attract and develop the next generation of leaders.

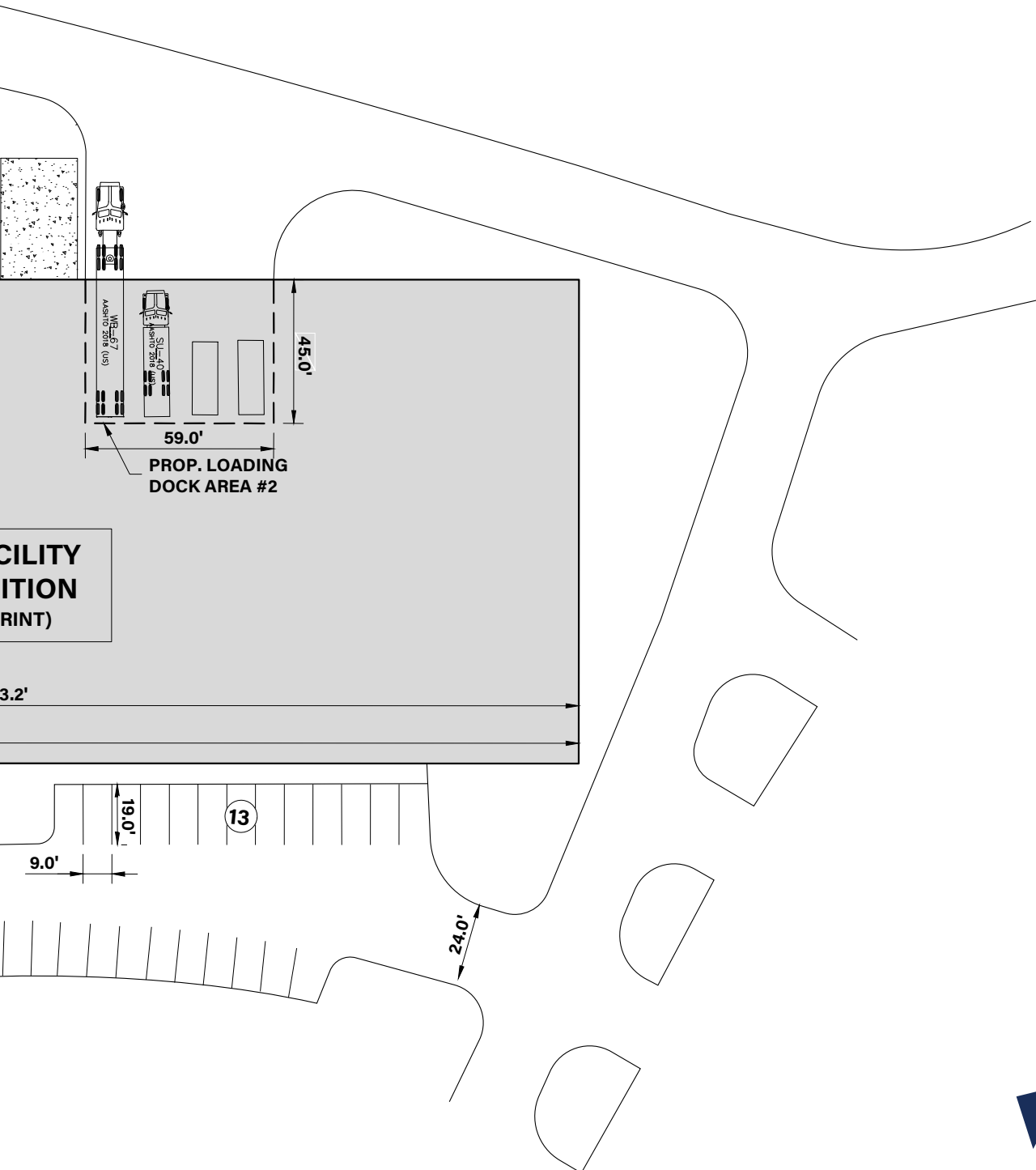
EASY ACCESS

Located immediately along Route 3 and adjacent to I-95 / I-495, 600 Technology Park offers prime highway visibility and accessibility, with direct connectivity to the Greater Boston area.



PROPOSED GMP EXPANSION





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KS
PARTNERS

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