

3,425 - 12,735 RSF OFFICE/RETAIL SPACE AVAILABLE

BUILDING HIGHLIGHTS

- BUILDING SIZE:** 48,470 SF
- AVAILABLE SF:**
 - 2ND FLOOR OFFICE:** 12,735 RSF (subdivides to 3,425 RSF)
 - 1ST FLOOR OFFICE/RETAIL:** 8,610 RSF (subdivides to 3,693 & 4,917 SF)
- LAND:** 6.6 Acres
- YEAR BUILT:** 2018
- LOBBY:** Two (2) - each with elevator
- LOADING:** Full-height loading dock
- WINDOW LINE:** 45' window to window, providing ample natural light
- SPRINKLER:** Wet sprinkler system
- PARKING:** 175 Parking Spaces

ABOUT THE PROPERTY

Fully renovated and dramatically improved, **54 Middlesex** provides tenants with an incredible build-to-suit opportunity, complete with modern aesthetics and efficient, effective design.

Located within minutes of the amenities at 3rd Ave and the Burlington Mall, and with acres of corporate office parks in its backyard, 54 Middlesex offers unparalleled value for discerning tenants, their employees, and their customers.

**FOR LEASING INFORMATION,
CONTACT:**

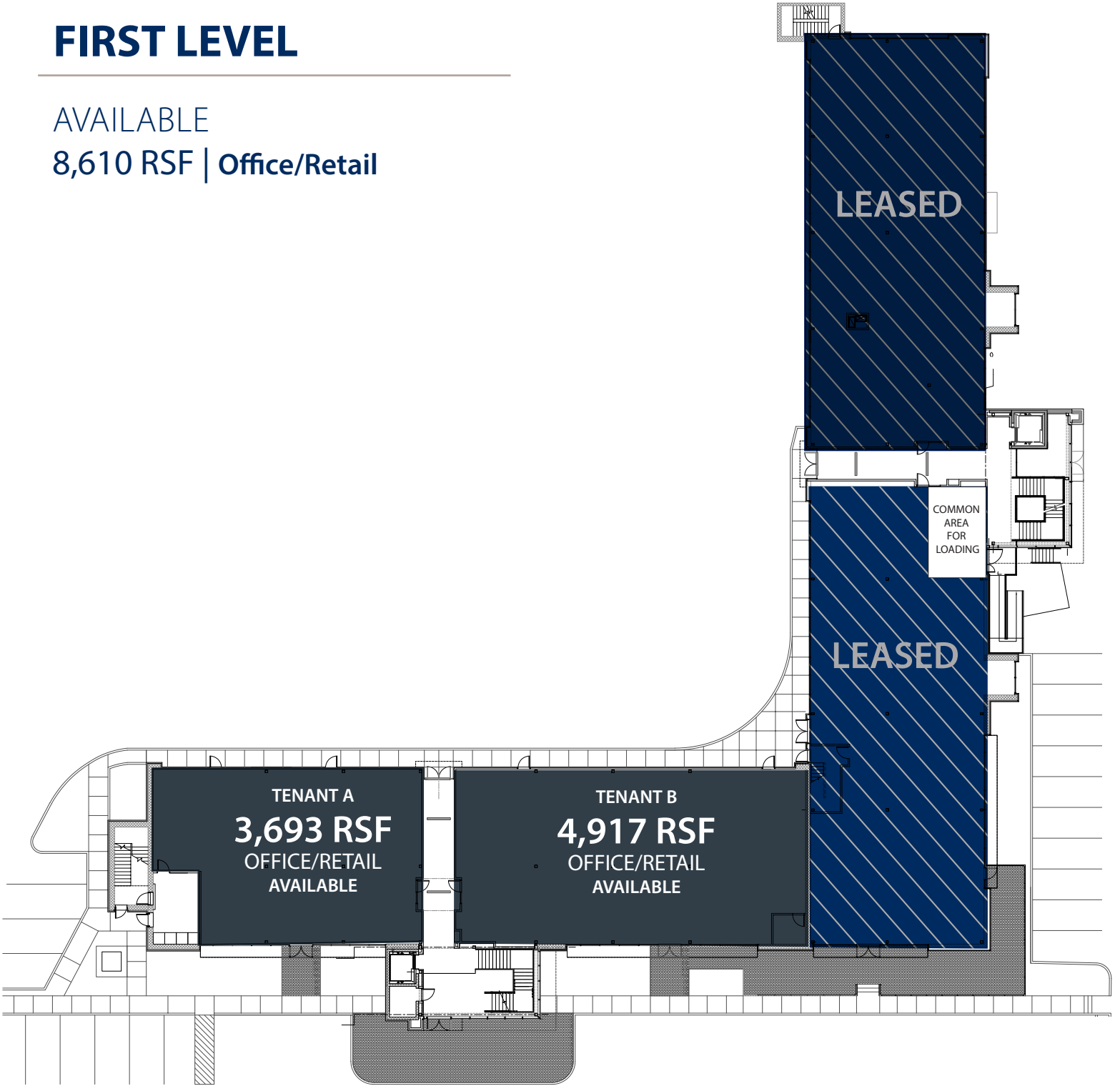
Tom Aitken, Senior Vice President
617.758.8475
tom.aitken@avisonyoung.com

Trevor Hooper, Associate
617.366.1003
trevor.hooper@avisonyoung.com

FLOOR PLAN

FIRST LEVEL

AVAILABLE
8,610 RSF | Office/Retail



MIDDLESEX TURNPIKE

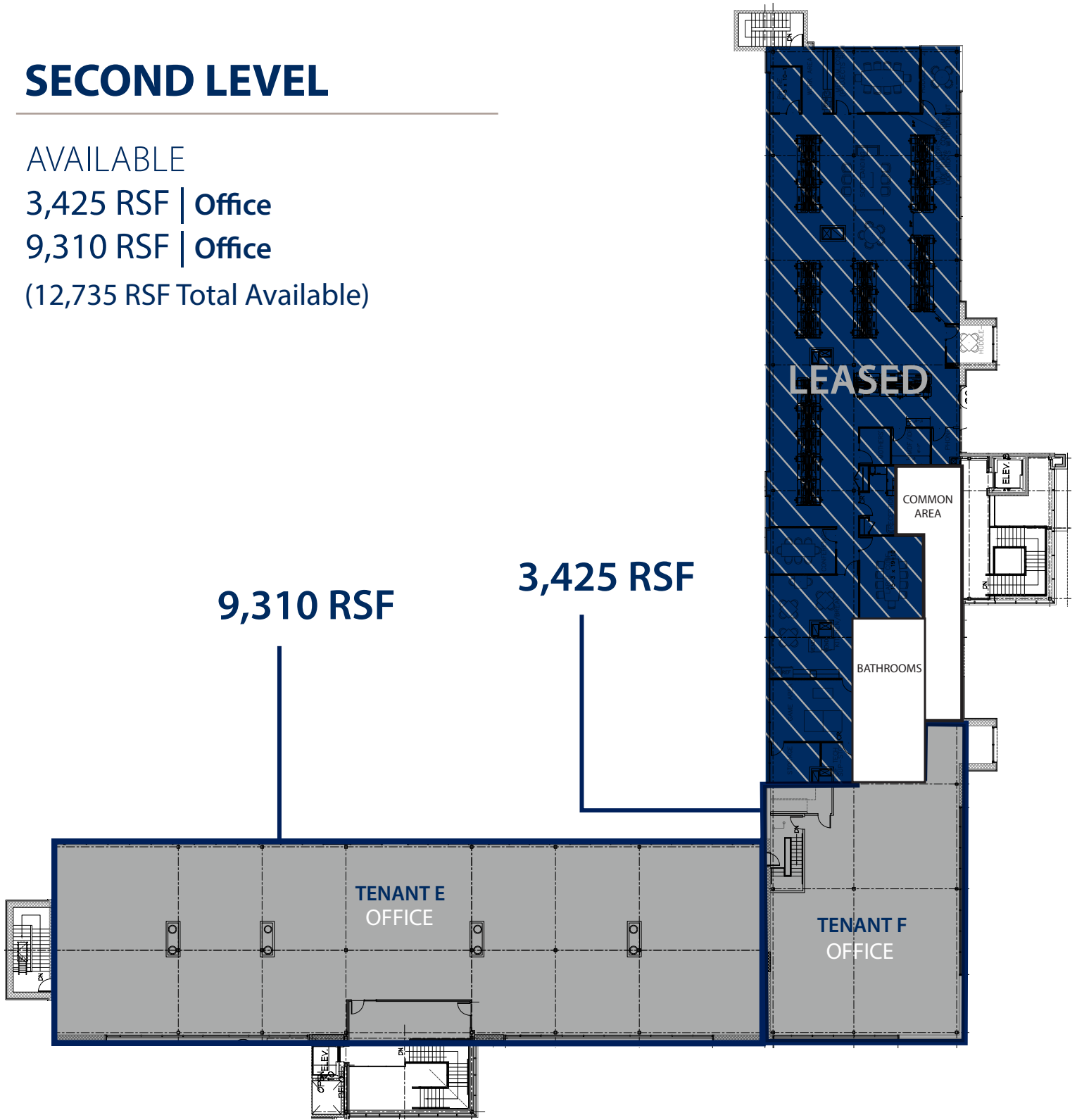
SECOND LEVEL

AVAILABLE

3,425 RSF | Office

9,310 RSF | Office

(12,735 RSF Total Available)



MIDDLESEX TURNPIKE



OWNERSHIP:
CURRAN
 MANAGEMENT LLC

Tom Aitken, Senior Vice President
 617.758.8475
 tom.aitken@avisonyoung.com

Trevor Hooper, Associate
 617.366.1003
 trevor.hooper@avisonyoung.com

