



**SPACE  
FOR  
LEASE**

## **239 LITTLETON ROAD** WESTFORD, MA

SPACE FOR LEASE  
**29,602 TOTAL SF AVAILABLE**

**239 Littleton Road** is a Class B Office Building. It features eight atrium entrances, individual tenant restrooms, has 24-hour access, and ample parking. Extensive landscaping and green space buffer provide a scenic setting for the tenant seeking a quality work environment.

The building is located 1/2 mile from Exit 32 on Route 495. Close by are the Marriott suite and Westford Regency Inn Conference Center which has a restaurant, convention and banquet facilities. Separately metered individual HVAC roof-top mounted units.

For more information, contact Nate Nickerson 978-369-5500 Ext. 124.



**Westford Office Park**  
**239 LITTLETON ROAD**

MANAGED & OWNED BY  
AEGEAN CAPITAL, LLC 978-839-0124



**EXCLUSIVE LISTING AGENT:**  
**O'BRIEN COMMERCIAL PROPERTIES, INC.**



**336 Baker Avenue | Concord, MA**



**978-369-5500**



**[www.obriencommercial.com](http://www.obriencommercial.com)**



# 239 LITTLETON ROAD, WESTFORD

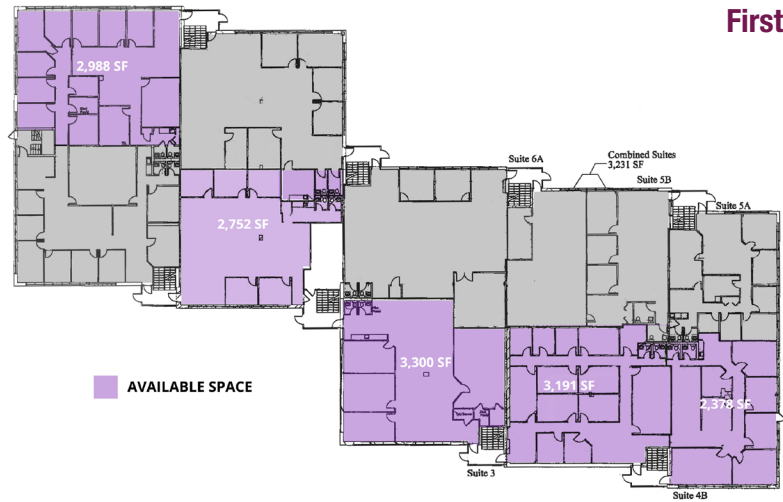
COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC.

## >> SPECIFICATIONS

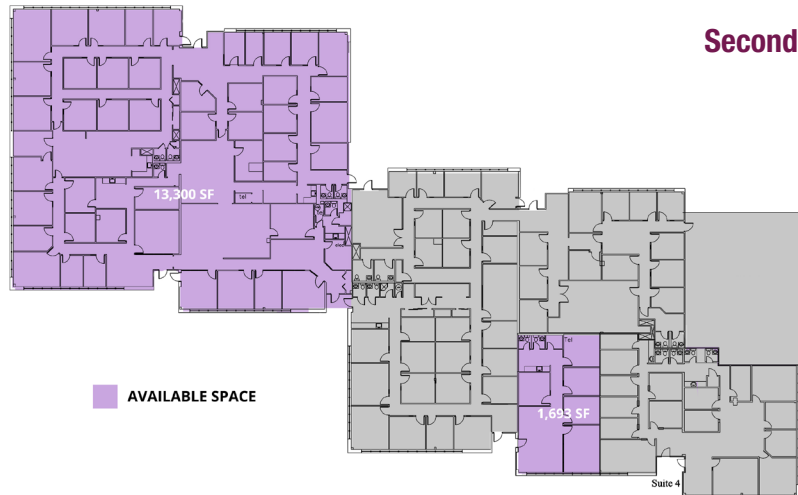
**Year Built:** 1985  
**Type:** Office  
**Class:** B  
**Stories:** Two  
**Construction:** Steel  
**Total Size:** 59,998 SF  
**Total Available:** 29,602 SF  
**Zoning:** Commercial  
**Land:** 8.06 Acres  
**Parking:** 203 Surface Spaces  
**AC:** Electric / FHA  
**Heat:** Gas Fired Heat  
**Sprinkler System:** Yes  
**Internet:** Comcast / FIOS

## >> FLOOR PLANS

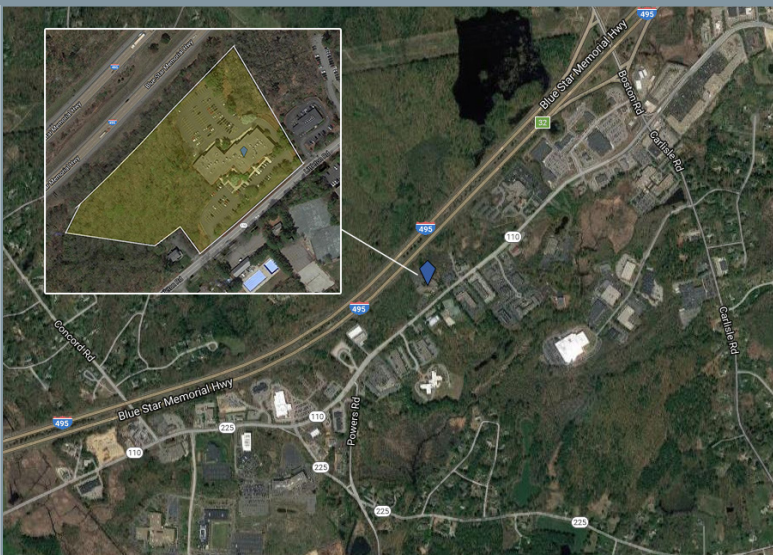
**First Floor**



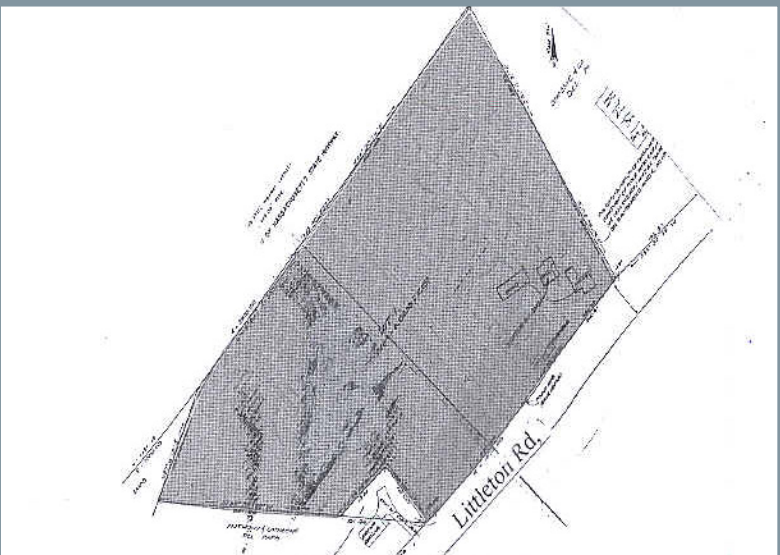
**Second Floor**



## >> AERIAL



## >> PLAT MAP



**TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.**  
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