

FOR SUBLEASE

1001 PAWTUCKET BOULEVARD

OFFICE/R&D/WAREHOUSE SPACE

CROSS RIVER CENTER
Lowell, MA

FEATURES

- AGGRESSIVELY PRICED
- Full-service cafeteria, conference facilities, fitness center, on-site management
- Accessibility to Route 3 and Interstate 93, just minutes from downtown Lowell
- Heavy floor loads with two freight elevators
- Heavy power and infrastructure



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PROPERTY OVERVIEW

As exclusive agent, CBRE/New England is pleased to present the opportunity to sublease aggressively priced, first class office/R&D/manufacturing space in Cross River Center at 1001 Pawtucket Boulevard, Lowell, Massachusetts. This 836,000 SF building features a full-service cafeteria that was renovated in 2011, conference facilities that seat up to 300 people, a fitness center and on-site management. The building also features high-power use and 14 loading docks. There is ample on-site parking, heavy floor loads ranging from 180-250 pounds, and two freight elevators. Cross River Center is conveniently located along Route 113, with excellent access to Route 3 and Interstate 495.



PROPERTY SPECIFICATIONS

- + **Total SF:** 836,000 SF
- + **Available SF:** 274,318 SF
- + **Exterior:** Architectural block
- + **Frame:** Steel frame, concrete block
- + **Clear Height:** 16' in manufacturing/R&D space
- + **Parking:** Ample
- + **Loading:** 14 loading docks
- + **Utilities:**
 - **Gas:** National Grid
 - **Power:** Eversource
 - **Water/Sewer:** City of Lowell



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CROSS RIVER CENTER

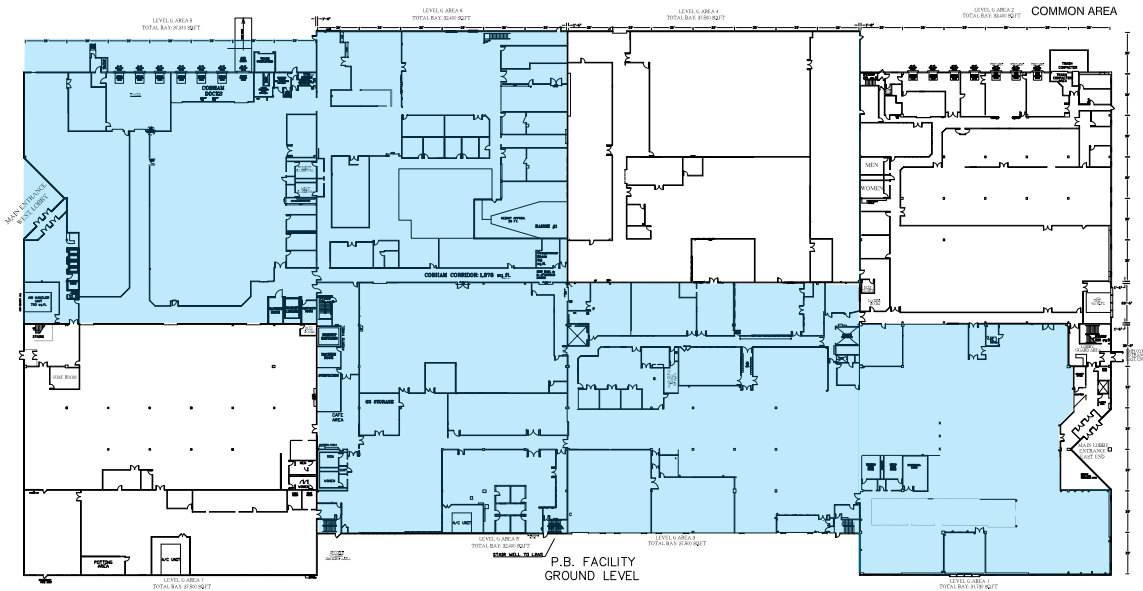
Lowell, MA



FLOOR PLANS

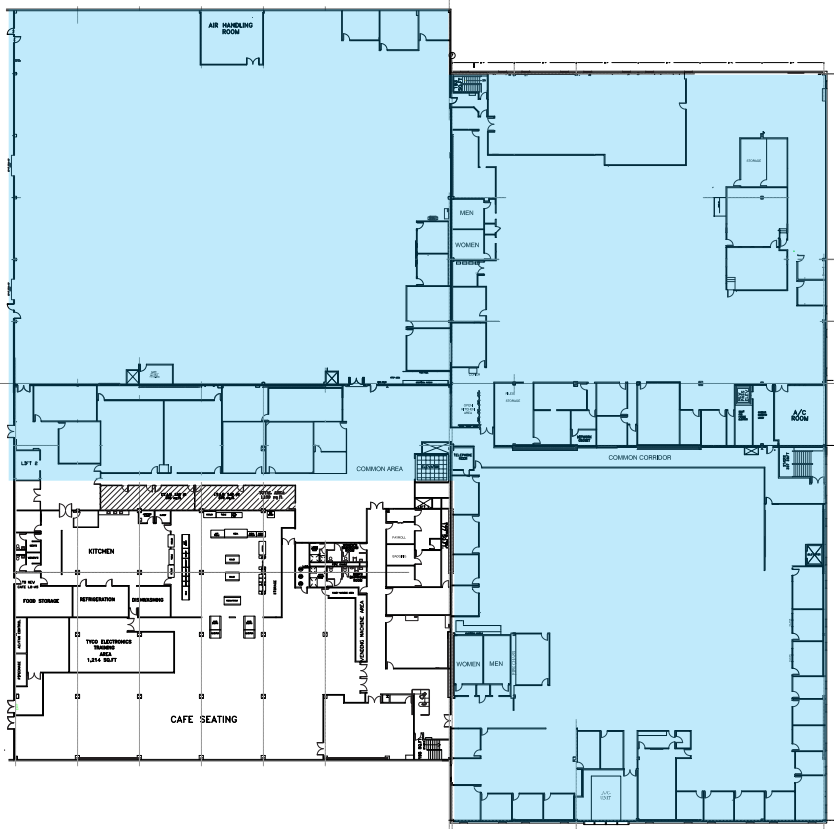
FIRST FLOOR

Available



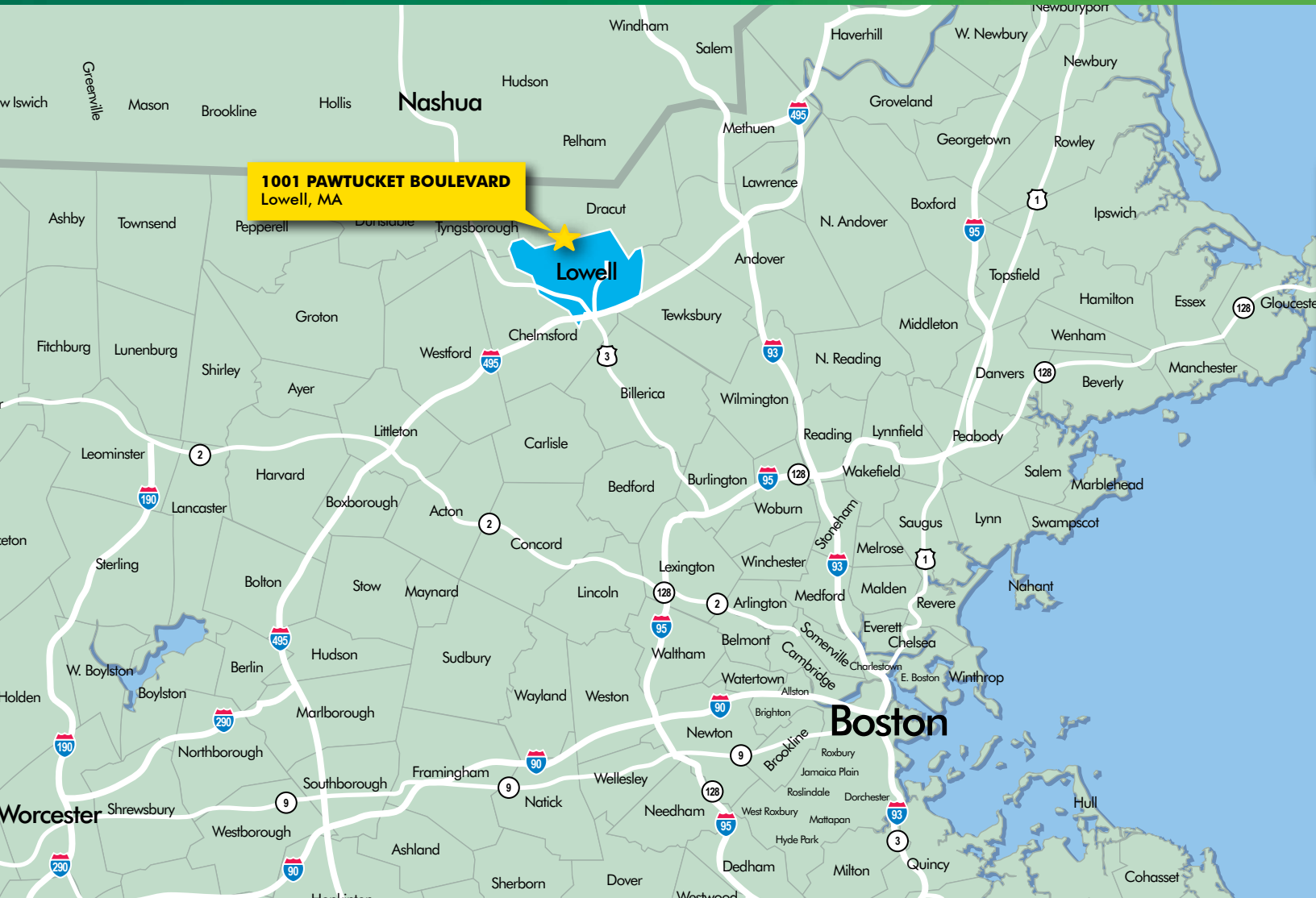
SECOND FLOOR OFFICE

Available



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