

AVAILABLE FOR LEASE

±8,768 SF  
**OFFICE/R&D**

**55 TECHNOLOGY DRIVE**  
Lowell, MA

## HIGHLIGHTS

- First floor space
- Easy access to highways
- Abundant amenities

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**CBRE** | New England

CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

# 55 TECHNOLOGY DRIVE

## LOWELL, MA



### PROPERTY OVERVIEW

CBRE/New England is pleased to present 55 Technology Drive in Lowell, Massachusetts for lease. Conveniently situated in the  $\pm 800,000$  SF Drum Hill Technology Center, 55 Technology Drive is located immediately off of Route 3 and sits within proximity to the I-495 interchange, an ideal location for both office and R&D users.

Constructed in 1985, the property is a two-story,  $\pm 89,004$  SF, office/R&D building situated on  $\pm 7.17$  acres. The structure contains steel beam and column construction with brick veneer exterior walls, as well as two shared tailboard-loading docks and approximately 370 parking spaces.



### BUILDING SPECIFICATIONS

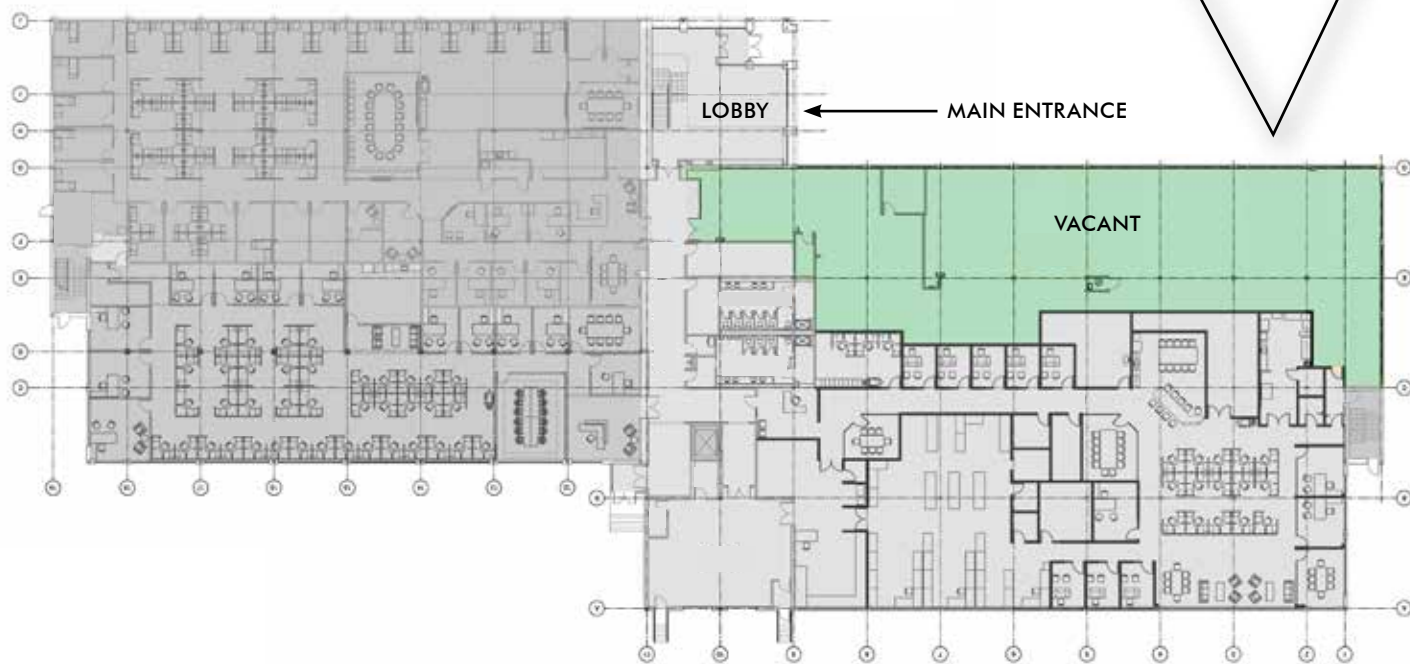
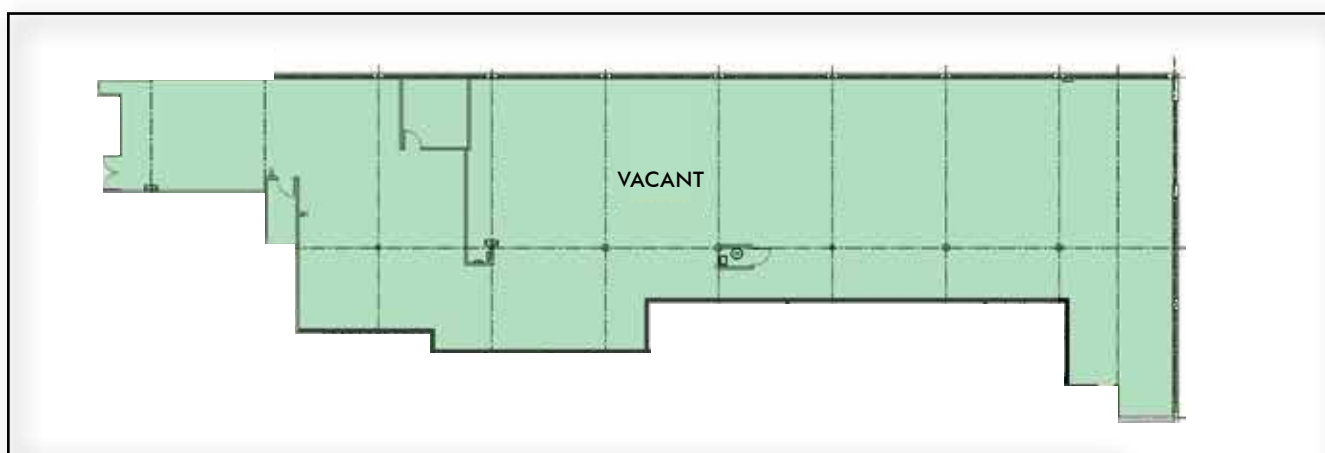
- + **Net Rentable Area:**  $\pm 89,004$  SF
- + **Available Area**
  - **First Floor:**  $\pm 8,768$  SF
- + **Total Land Area:**  $\pm 7.17$  acres ( $\pm 312,327$  SF)
- + **Number of Floors:** Two
- + **Year Built:** 1985
- + **Parking Spaces:** 370 (estimated), 4.0 per 1,000 SF
- + **Exterior:** Brick veneer
- + **Loading Docks:** Two shared tailboard docks
- + **Zoning:** OP-office/research park
- + **Construction:** Steel beam with column construction, concrete slab floor
- + **Roof:** Carlisle fully adhered (2008), 15-year warranty
- + **Bay Spacing:**
  - **First Floor:** 20' x 30'
  - **Second Floor:** 40' x 30'
- + **Sewer/Water:** City
- + **Power:** 2500 amp/120/208V/3ph/4wire
- + **Telecommunications:** Fiber – Verizon/AT&T

FOR LEASE  
**±8,768 SF**  
Office/R&D



**FLOOR PLANS**

**±8,768 SF AVAILABLE**



**FIRST FLOOR**



## CONTACT US

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