

TAYLOR TECH C E N T E R

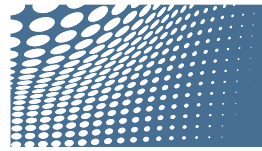
151 TAYLOR STREET, LITTLETON, MA



100,000 SF SUBDIVISABLE TO \pm 25,000 SF

PLUG & PLAY | IDEAL FOR LAB, OFFICE & MANUFACTURING

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TAYLOR TECH C E N T E R

151 TAYLOR STREET, LITTLETON, MA

On behalf of The Bulfinch Companies, Inc., CBRE/New England is pleased to present the Taylor Tech Center, a 98,262 SF contemporary office/R&D building located in Littleton, MA. 151 Taylor Street is a two-story, 98,262 SF building situated less than one mile from both Route 2 and Interstate 495 and less than two miles from the Littleton Commuter Rail Station (Fitchburg Line). Set on over 32 acres of landscaped grounds, the building can be expanded by 30,000 SF and the parking lot can be increased for high-density users.

151 Taylor Street offers tenants a first-class office environment with high-capacity infrastructure including heavy power, abundant HVAC with a chilled water loop and an in-place back-up UPS/generator service. Former occupant Atrenne Integrated Solutions left top-of-the-line furniture that can be made available for a new occupant. Offering a mix of lab, office and manufacturing space, 151 Taylor Street can be fully customized to meet the needs of a variety of users.



PROPERTY SPECIFICATIONS

Size	98,262 SF
Year Built	1987 (Renovations: 2010)
Interior	25' x 25' column spacing, load capacity of 200 lbs./SF
Exterior	Ribbon window glass with metal panel
Ceiling Heights	10' from floor to dropped ceiling; First Floor - 13'8"; Second Floor - 14'8"
Roof	Owens Corning 4-ply built-up bituminous membrane system
HVAC	Four McQuay built-up air handling units, three McQuay chillers, Marley cooling tower, VAV boxes, cooling tonnage capacity 136 SF/ton
Electric	Littleton Electric Light via underground conduit, 24,900v, 4-wire primary service, 2,500 amps available in two parallel feeds, available power density 30 watts/SF
Generator/UPS	165 kW generator with capacity for approximately 100 kW for tenant use. Two UPS units - 625 KVA and 500 KVA
Elevator	One passenger/freight with 8,000 lb.-capacity
Fire Protection	Fully sprinklered wet system, RTU contain duct smoke detectors, Simplex fire alarm panel
Parking	335 existing spaces (3.4/1,000 SF); expandable to 5.5/1,000 SF
Water/Sewer	Littleton Water Department, 4" portable water, 8" fire protection, sewer-septic in compliance with MDEP, Title 5
Voice/Data	Telephone: Verizon; Fiberoptic: Verizon and MCI
Highlights	<ul style="list-style-type: none">• Exceptionally high capacity infrastructure• Cafeteria equipment• Fitness area with shower and locker rooms• Loading dock area with dock levers• Immediate on/off access to major highways

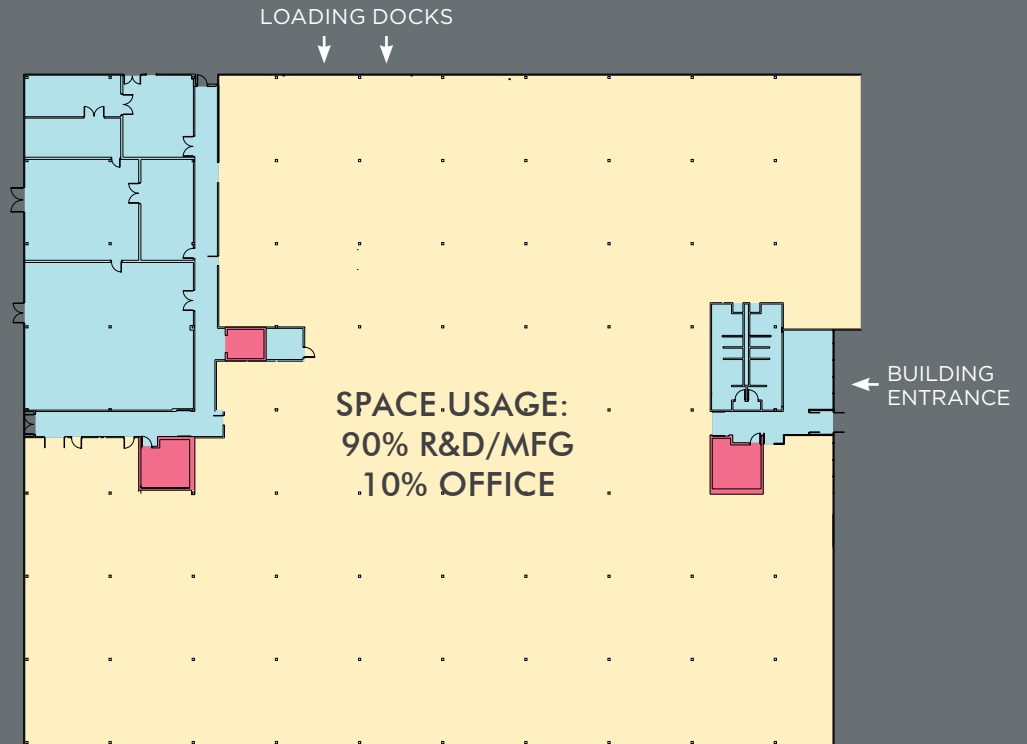


FEATURES

- Plug & Play spaces with furniture
- Ideal layout for office, manufacturing or R&D uses
- Less than one mile to Route 2 & Interstate 495
- Less than two miles to the Littleton Commuter Rail
- Heavy power, HVAC & backup generator available
- Recently renovated lobby & addition of full-glass curtain wall
- Strong, well-capitalized ownership

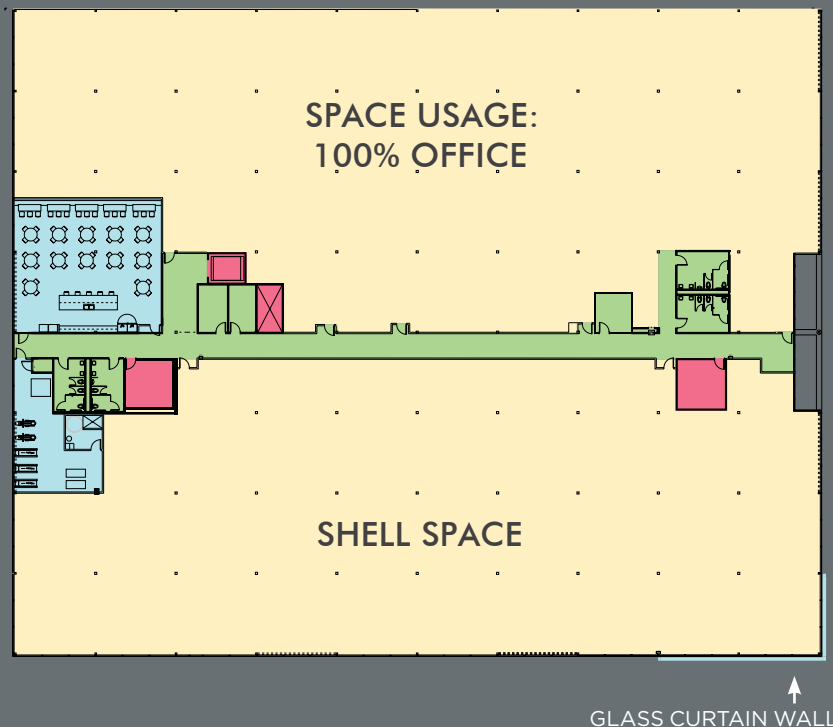
GROUND FLOOR PLAN

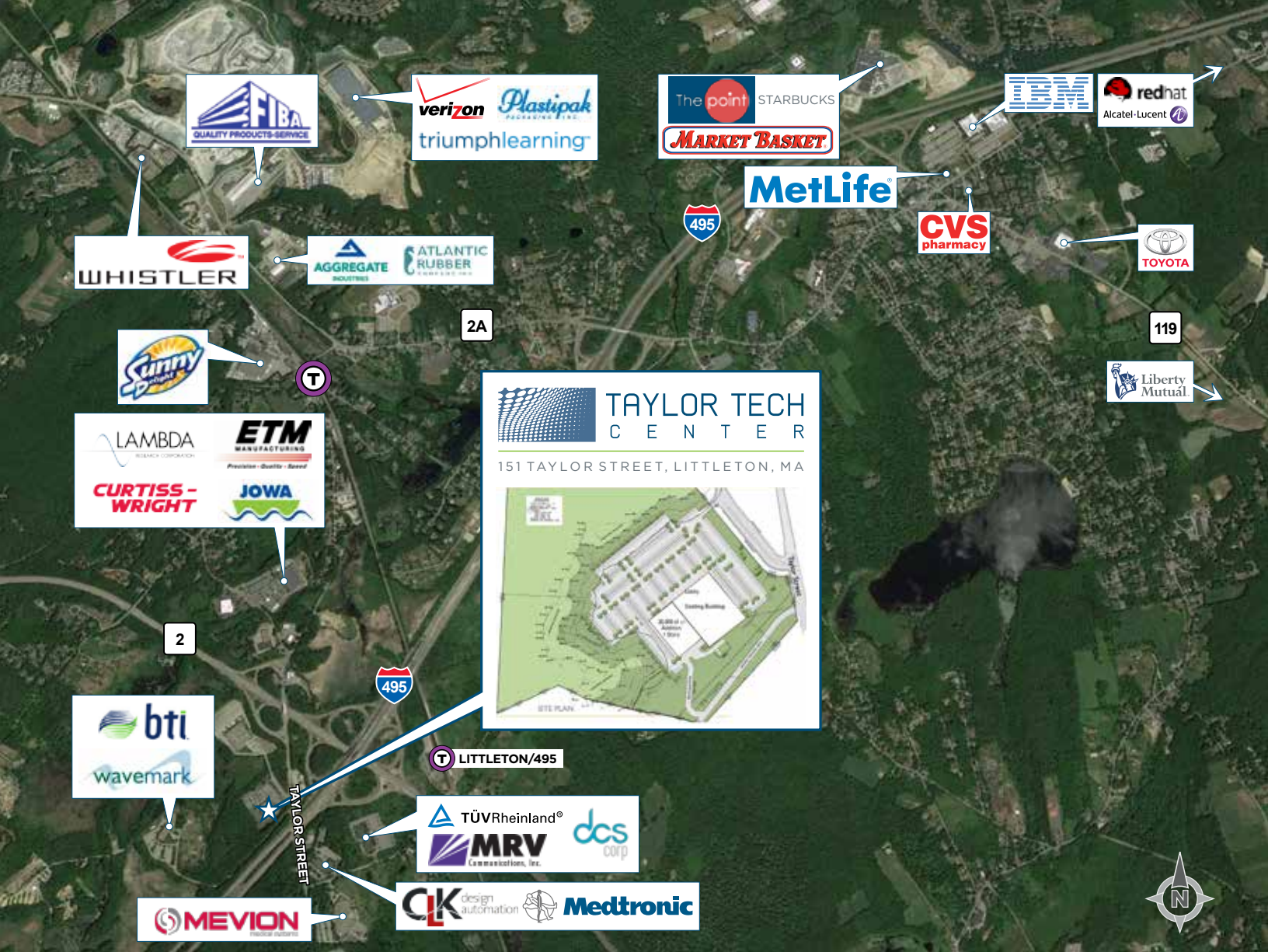
- Available Space
- Building Common Area
- Floor Common Area
- Vertical Penetrations



SECOND FLOOR PLAN

FITNESS CENTER WITH SHOWER





TAYLOR TECH CENTER
 151 TAYLOR STREET, LITTLETON, MA

LOCATION OVERVIEW

Littleton, MA is located in Middlesex County at the intersection of Interstate 495 and Route 2, less than 26 miles from downtown Boston. Littleton boasts an excellent school system and housing stock and is home to the region's newest mixed-use development "The Point," offering a multitude of shops, restaurants, grocery, hotel and entertainment. The area is home to many of the nation's largest corporations including Alcatel-Lucent, Red Hat, Potpourri Group, Liberty Mutual, Atlantic Rubber, Verizon Communications, FIBA Triumph Learning, Met Life and The IBM Mass Lab—the largest software development lab in North America.

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CBRE | New England

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