

FIRST CLASS OFFICE SPACE  
FOR LEASE



700 & 900  
TECHNOLOGY PARK DRIVE  
BILLERICA, MA



303 CONGRESS STREET | BOSTON, MA 02210 | 617.457.3400 | [WWW.HUNNEMANRE.COM](http://WWW.HUNNEMANRE.COM)



FIRST-CLASS  
OFFICE BUILDING  
SURROUNDED BY  
A WEALTH  
OF AMENITIES





## **CAMPUS SETTING WITH STRONG CORPORATE NEIGHBORS**

Situated within the campus style setting of Billerica's Technology Park, a 70-acre master planned office park that has 975,000 developed square feet, the property has access to an on-site fitness center, bike/walking trails, full-service cafeterias, food trucks, day care facilities and a hotel, all located within the park. In addition, 700 & 900 Technology Park Drive benefits from synergies derived by its strong corporate neighbors including Insulet Corporation, Raytheon Company, General Electric, and Luminus Devices, Inc.



## **WEALTH OF AREA AMENITIES**

700 & 900 Technology Park Drive is also just a short drive away from a WEALTH OF AREA AMENITIES. Third Avenue, Wayside Commons and Simon's Burlington Mall are all within several minutes of the site, offering multiple dining, entertainment and shopping options.



## **FLEXIBLE FLOOR PLANS AND LAYOUTS**

Functional, efficient floor plans provide the flexibility to attract various types and sizes of tenants in the market while also being able to retain, expand, or relocate existing tenants.



## **WELL MAINTAINED WITH SIGNIFICANT CAPITAL IMPROVEMENTS**

The properties have been well maintained and managed with significant capital improvements completed since 2010, including upgrades to the lobbies and common areas; catering to the demands of tenants in the market.



## **STRATEGIC LOCATION**

700 & 900 Technology Park Drive are strategically located off Route 3; offering great access to Route 128/I-95 and I-495. The properties provide unmatched north-south and east-west highway accessibility to a deep labor pool throughout Greater Boston and Southern New Hampshire.



**< 1 MILE**



**5 MILES**



**3 MILES**



# 700 TECHNOLOGY PARK DRIVE

**TOTAL BUILDING SIZE:**

44,226 square feet

**NUMBER OF FLOORS:**

Two

**YEAR BUILT / RENOVATED:**

1986 / 2011

**BUILDING OWNER / MANAGER:**

Grander Capital / Hunneman

**CONSTRUCTION:**

Steel frame with architectural precast concrete and ribbon windows

**FINISHED CEILING HEIGHT:**

8'6" on average

**CLEAR HEIGHT FLOOR TO DECK:**

1st floor - 14'3"

2nd floor - 13'1"

**PARKING RATIO:**

3.56/1,000 SF

**ELEVATOR SPECS:**

One (1) 3,500 lbs Otis Hydraulic Elevator

**SECURITY:**

Card key access

**ELECTRIC SYSTEM DESCRIPTION / PROVIDER:**

1,200 Amp, 277 / 480 v. Power supplied by National Grid

**HVAC SYSTEM DESCRIPTION:**

Provided by two 60 ton Carrier packaged roof top units VAV boxes include electric reheat and serve individual zones

**LOADING DOCKS:**

Shared loading with one trailer height dock door

**BUILDING TELECOMMUNICATIONS SYSTEM:**

Fiber connection through Verizon and Comcast

**WATER AND SEWER:**

Town of Billerica

**ROOF:**

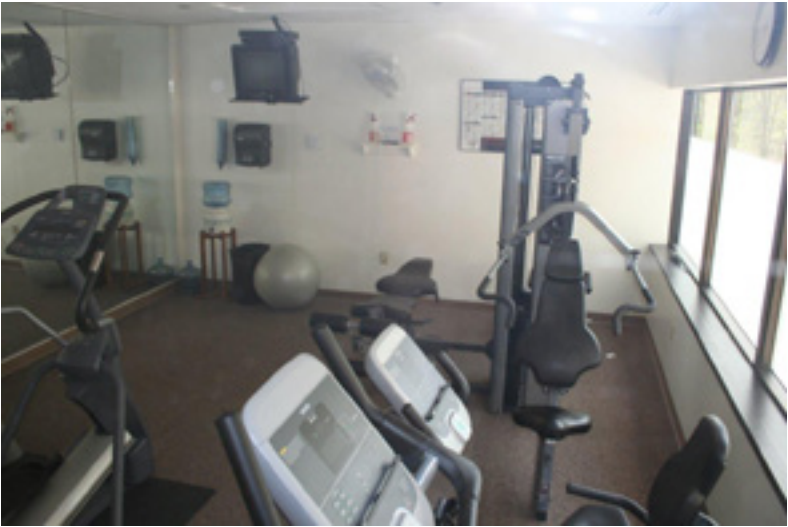
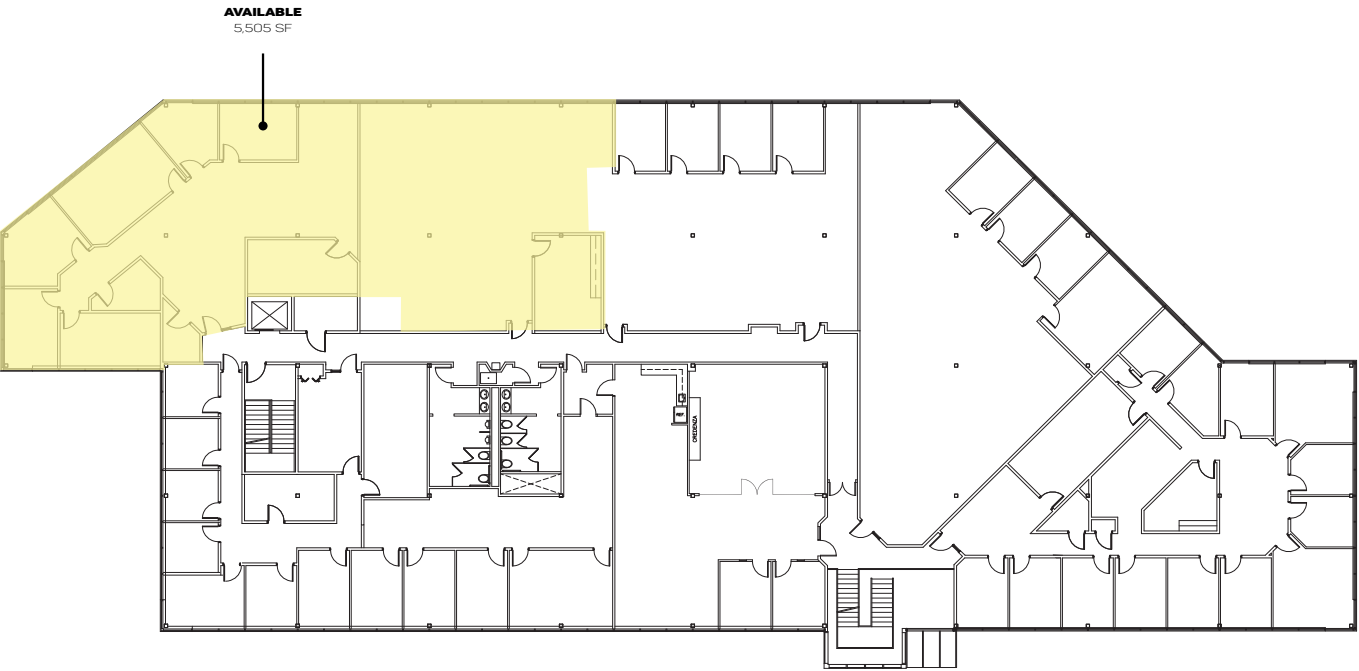
New membrane roof in 2010

**AMENITIES:**

Showers in building, shared fitness room on the first floor, monument signage and park-like setting with outdoor seating



# SECOND FLOOR





# TECHNOLOGY PARK DRIVE

**TOTAL BUILDING SIZE:**

42,718 square feet

**NUMBER OF FLOORS:**

Two

**YEAR BUILT / RENOVATED:**

1985 / 2010

**BUILDING OWNER / MANAGER:**

Grander Capital / Hunneman

**CONSTRUCTION:**

Steel frame with architectural precast concrete and ribbon windows

**FINISHED CEILING HEIGHT:**

8'6" on average

**CLEAR HEIGHT FLOOR TO DECK:**

1st floor - 14'3"

2nd floor - 13'

**PARKING RATIO:**

3.55/1,000 SF

**ELEVATOR SPECS:**

One (1) 3,500 lbs Otis Hydraulic Elevator

**SECURITY:**

Card key access

**ELECTRIC SYSTEM DESCRIPTION / PROVIDER:**

1,200 Amp, 277 / 480 v. Power supplied by National Grid

**HVAC SYSTEM DESCRIPTION:**

Provided by two 60 ton Carrier packaged roof top units VAV boxes include electric reheat and serve individual zones

**LOADING DOCKS:**

Shared loading with two trailer height dock doors; 1 8'x8' and 1 8'x10'

**BUILDING TELECOMMUNICATIONS SYSTEM:**

Verizon, fiber connection through Verizon Business

**WATER AND SEWER:**

Town of Billerica

**ROOF:**

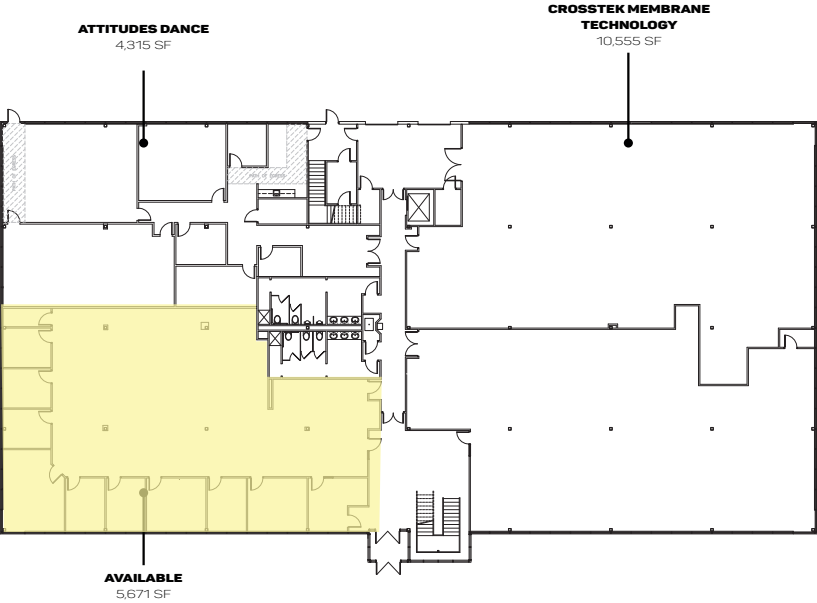
New membrane roof in 2010

**AMENITIES:**

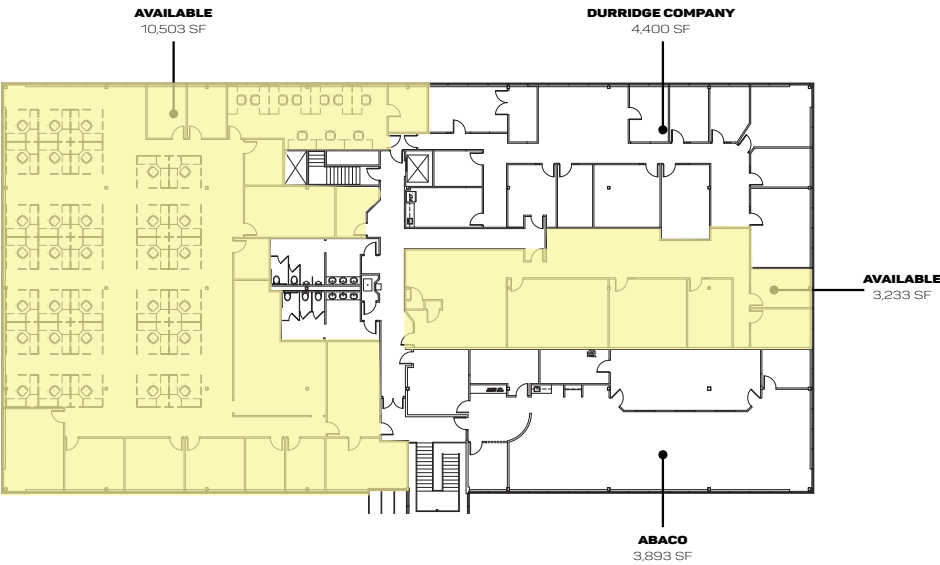
Showers in building, monument signage and park-like setting with outdoor seating



# FIRST FLOOR



# SECOND FLOOR





# AMENITIES WITHIN MINUTES

1

THIRD AVE : 4 MIN



2

BURLINGTON MALL: 10 MIN



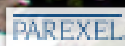
3

WAYSIDE COMMONS : 12 MIN



4

MIDDLESEX COMMONS : 13 MIN



CONCORD ROAD





BOSTON

BURLINGTON

BEDFORD

- 3
- 2
- 1
- 4

900

700

Raytheon

AVAYA

EMPIRE

COURTNEY  
COURTNEY  
COURTNEY

Knowledge  
Beginnings  
Child Development Center

SURROUNDED BY  
STRONG **CORPORATE**  
**NEIGHBORS**



AVAYA

Raytheon

Eink



technology park



 THE GUTIERREZ COMPANY

Insulet Corporation



---

**CHRIS CURLEY**  
Executive Vice President  
617.457.3211  
ccurley@hunnemanre.com

---

**MICHAEL ALLEN**  
Vice President  
617.457.3276  
mallen@hunnemanre.com

---

303 CONGRESS STREET | BOSTON, MA 02210 | 617.457.3400 | [WWW.HUNNEMANRE.COM](http://WWW.HUNNEMANRE.COM)