

FIRST CLASS OFFICE SPACE
FOR LEASE



900
TECHNOLOGY PARK DRIVE

BILLERICA, MA



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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



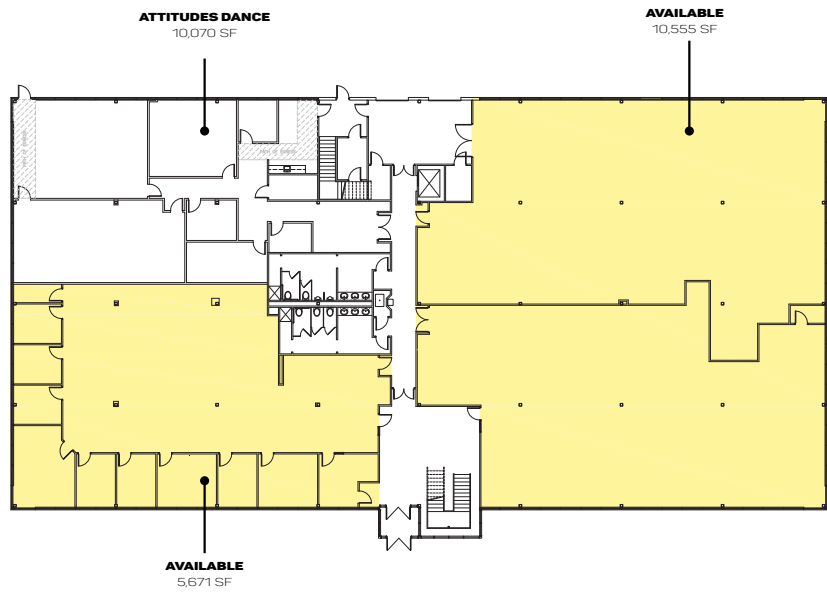
3 MILES

TECHNOLOGY PARK DRIVE

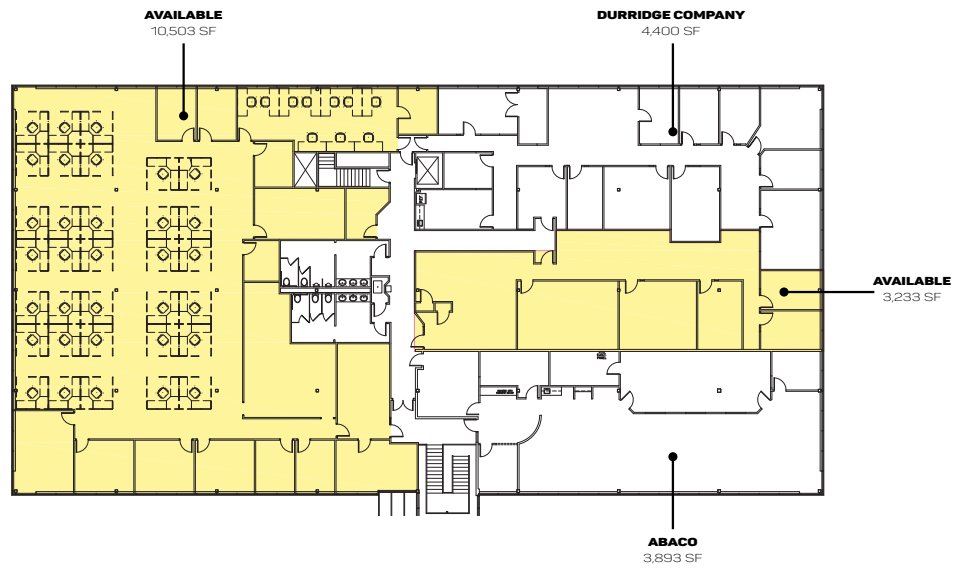
TOTAL BUILDING SIZE:	42,718 square feet
NUMBER OF FLOORS:	Two
YEAR BUILT / RENOVATED:	1985 / 2010
BUILDING OWNER / MANAGER:	Grander Capital / Hunneman
CONSTRUCTION:	Steel frame with architectural precast concrete and ribbon windows
FINISHED CEILING HEIGHT:	8'6" on average
CLEAR HEIGHT FLOOR TO DECK:	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



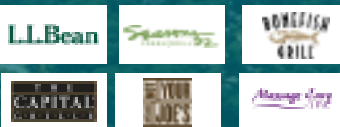
2

BURLINGTON MALL: 10 MIN



3

WAYSIDE COMMONS : 12 MIN



4

MIDDLESEX COMMONS : 13 MIN



CONCORD ROAD



BOSTON

BURLINGTON

BEDFORD

- 3
- 2
- 1
- 4

Raytheon

AVAYA

EMPIRIX

900

COURTYARD
Bedford

Knowledge
Beginnings
Child Development Center

SURROUNDED BY
**STRONG CORPORATE
NEIGHBORS**

AVAYA

Raytheon

Eink



technology park



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Insulet Corporation



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