



**FOR  
LEASE**

## **289 GREAT ROAD ACTON, MA**

**STRAWBERRY HILL CORPORATE CTR  
115 - 8,620 SF Available for Lease**

**289 Great Road:** This office/R&D building is attractively landscaped with ample free parking. It is located on Route 2A, 25 miles northwest of Boston in the I-495 West market. An added feature is a sunlit garden atrium. The property has an attractive brick exterior and ribbon window facade with a dramatic slope glass entrance atrium. This building was awarded an Energy Star label in 2016 and 2017 for its operating efficiency.

Excellent visibility on the well-traveled Route 2A, the property offers tenants abundant parking, a quiet wooded setting, and many nearby amenities. The property is minutes from Route 2 and Route 495.

For more information contact Joshua Bartell at 978-369-5500 Ext. 1123.



**EXCLUSIVE LISTING AGENT:  
O'BRIEN COMMERCIAL PROPERTIES, INC.**

**C O M M E R C I A L**  
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**336 Baker Avenue | Concord, MA**



**978-369-5500**



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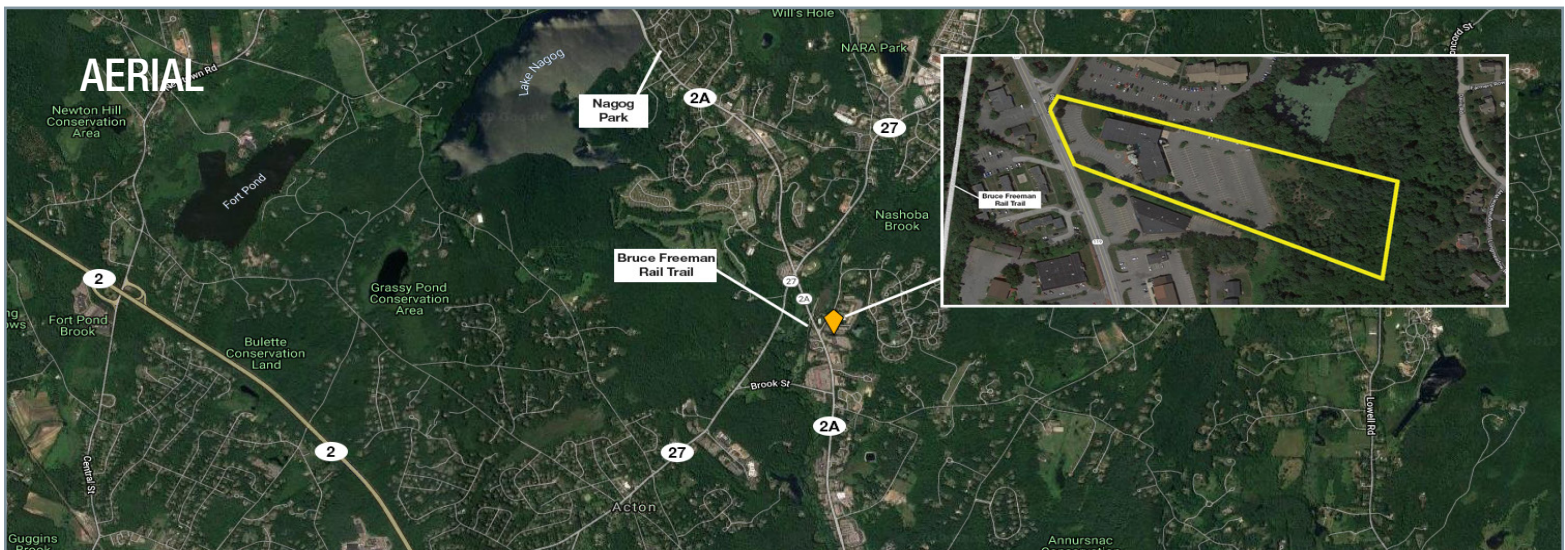
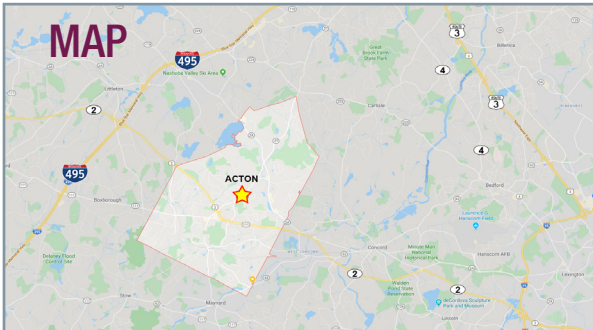
# 289 GREAT ROAD, ACTON

## >> SPECIFICATIONS

Year Built:	1981
Renovated:	2014
Total Size:	83,671 SF
Land:	6 Acres
Type:	Office Building
Stories:	Four (4)
Parking:	304 Spaces
Zoning:	Business
Construction:	Steel & Brick w/Ribbon
Elevators:	Two (2) Passenger
Electric:	NSTAR
Internet:	Verizon FIOS; Comcast

### RENOVATION HIGHLIGHTS

- Upgraded facade with modern finishes
- Landscaping improvements
- New lobby finishes and feature wall
- New paint, carpet and flooring
- Renovated common meeting area with new carpet, furniture and finishes and free wifi
  - New fitness center
  - Healthy LeanBox vending
  - Tenant improvement upgrades in select suites
- Workplace at Strawberry Hill executive suites located on the ground floor, featuring individual offices for rent



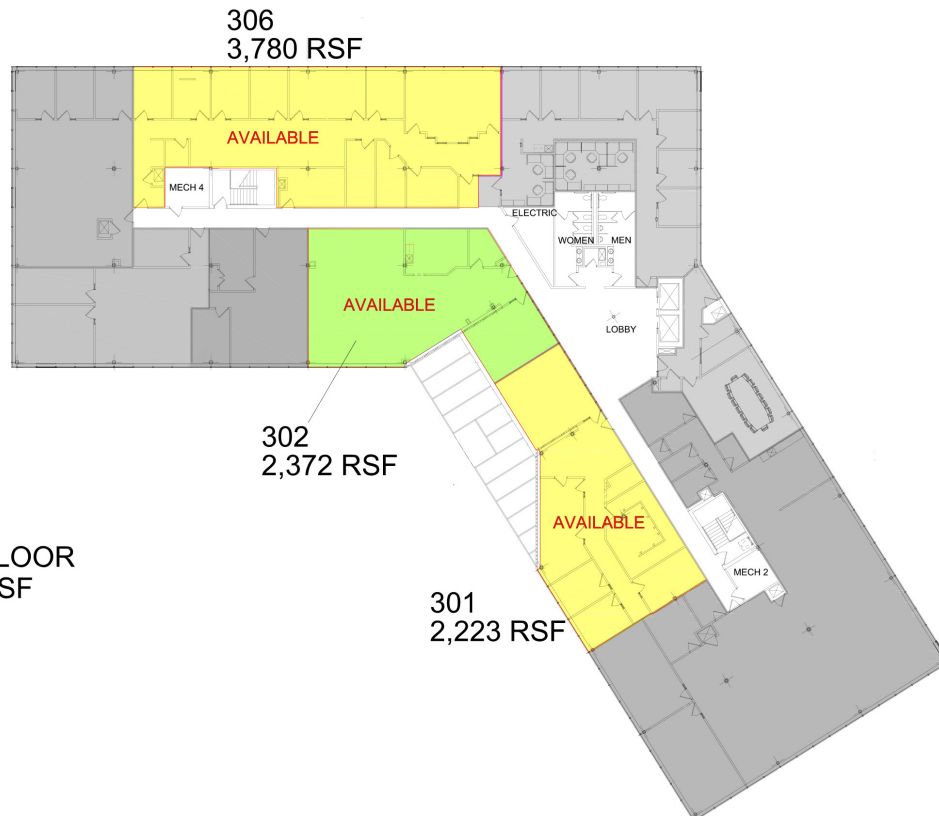
TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.

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## >> FLOOR PLANS



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