

# Commercial Spaces FOR LEASE

31-35-43 Nagog Park, Acton, MA 01720



DUNCAN CHAPMAN  
Director  
(978) 621-1290  
duncan@kw.com

RANGA PARVATANENI  
Commercial Realtor  
(508) 656-9248  
ranga@kw.com



# DISCLAIMER

NAGOG PARK, ACTON, MA 01720



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL | PORTSMOUTH**  
750 Lafayette Road, Ste. 201  
Portsmouth, NH 03801



Each Office Independently Owned and Operated

*PRESENTED BY:*

**DUNCAN CHAPMAN**

Director  
O: (978) 621-1290  
duncan@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY DESCRIPTION

NAGOG PARK, ACTON, MA 01720



"Welcome to IT Data Center in Nagog Park, an exceptional facility now available for lease. This state-of-the-art facility is ready to accommodate the unique needs of businesses/IT seeking a secure, scalable, and technologically advanced environment for IT operations."

Key Features:

Location:

"Strategically located in Acton, MA, Nagog Park IT Data Center provides easy access to major highways, airports, and business centers."

Size and Scalability:

"With 7,000 RSF of dedicated data center space, our facility is designed to accommodate businesses of all sizes. The scalable infrastructure ensures seamless expansion to meet your future growth."

Power and Redundancy:

"Benefit from reliable power capacity and redundant power feeds."

Cooling Systems:

"Our advanced cooling systems, including Carrier, R-410A Cooling Technology, maintain optimal temperatures, ensuring peak performance and energy efficiency." Around 60 T capacity.

Security Measures:

"Security is our top priority. The data center features Badged Access Control, guaranteeing the protection for your critical infrastructure."

Connectivity:



# PROPERTY PHOTOS

NAGOG PARK, ACTON, MA 01720



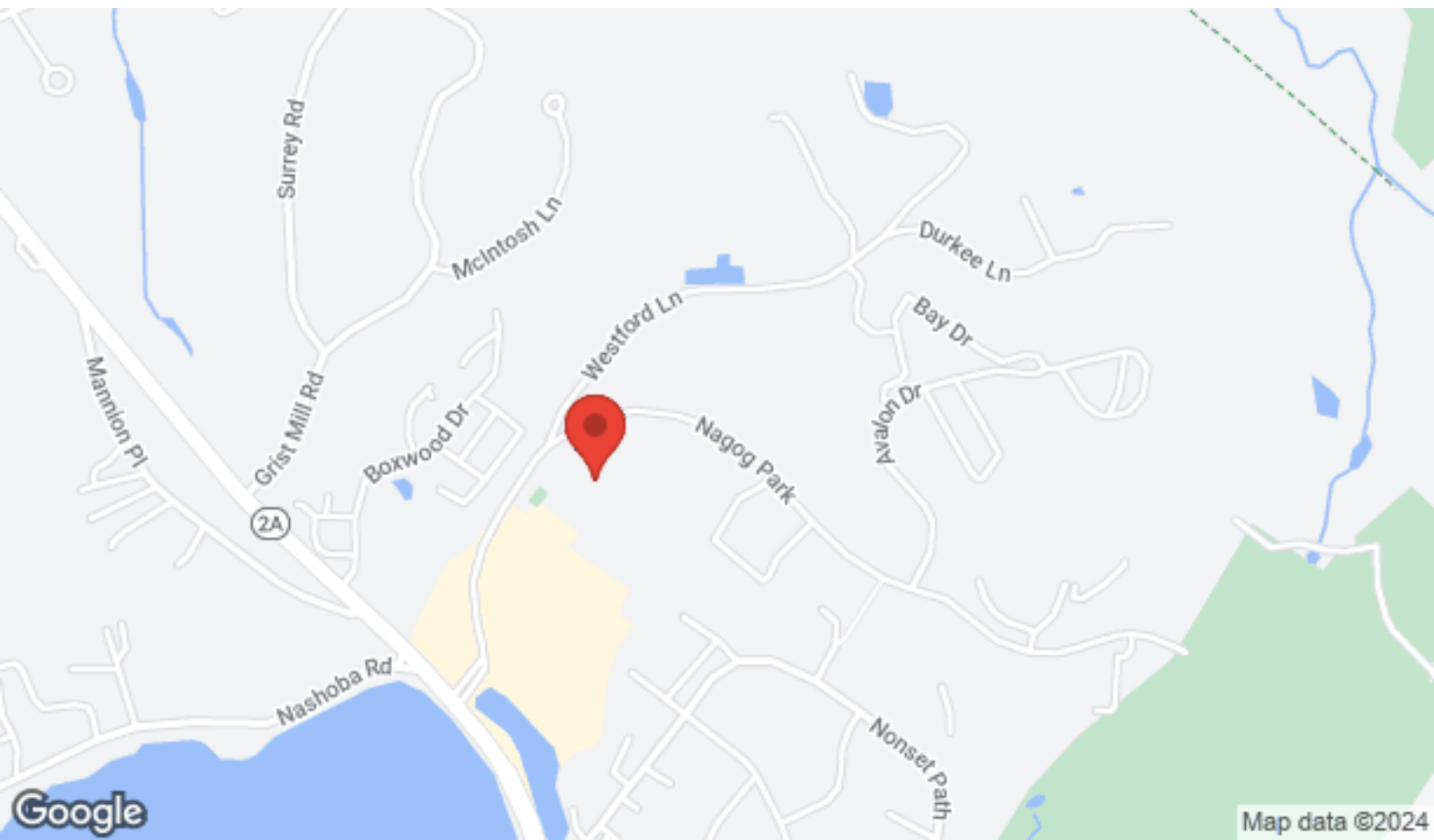


# LOCATION MAPS

NAGOG PARK, ACTON, MA 01720



Google Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA/FPAC/GEO



Map data ©2024

# Rent Roll

For the Period December 2023

## NAGOG PARK LLC

31 NAGOG PARK

Building No: 31

Unit No	Unit Desc	Tenant	Rent	Chg Cd	Other Charges	Amt Billed	Move-in Date	Lease Terms	Status Codes	Security Deposit	Square Feet
100		SMH NATIONAL INC.	9,655.27				09/03/21	09/03/23 09/02/24	M - MODIFIED GRO		6,248.00
105		PHOENICS ELECTRONICS CORPORATION	11,586.25				03/24/10	05/01/23 04/30/24	M - MODIFIED GRO		8,060.00
110/200		MCIMETRO ACCESS TRANSMISSION SERVIC	27,994.85				07/15/97	08/01/23 07/31/24	M - MODIFIED GRO		18,079.00
205		SEAMAN DICARLO GENERAL CONTRACTORS	7,053.81				04/01/22	04/01/23 03/31/24			4,907.00
300		TERARECON INC.	9,090.00	96	TAX	562.17	12/08/16	03/01/23 05/31/24	M - MODIFIED GRO		6,060.00
301		THE PARENTS ESTATE PLANNING LAW	6,202.81				11/01/19	03/01/23 02/29/24	M - MODIFIED GRO		4,315.00
305		CORVEL HEALTHCARE CORPORATION	10,383.33	95	CAM	112.00	06/30/03	03/01/23 02/29/24	M - MODIFIED GRO		6,230.00
315		ANGSTROM SUN TECHNOLOGIES, INC	2,788.98	95 96	CAM TAX	38.00 8.00	01/31/14	11/01/23 10/31/24	M - MODIFIED GRO		2,269.00

### NAGOG PARK LLC

Building: 31

Units: 8                      8 Occupied      0 Vacant

Rooms: 0

Rent: 84,755.30

Other Charges: 720.17

Square Feet: 56,168.00

Security: 0.00

### Building Totals

Charge Code	Charge Description	Total Billed
30	RENT	84,755.30
95	CAM	150.00
96	TAX	570.17
	<b>Building Totals</b>	<b>85,475.47</b>

# Rent Roll

For the Period December 2023

**NAGOG PARK LLC**

35 NAGOG PARK

Building No: 35

Unit No	Unit Desc	Tenant	Rent	Chg Cd	Other Charges	Amt Billed	Move-in Date	Lease Terms	Status Codes	Security Deposit	Square Feet
1/2/300		VACANT									62,400.00
200		DEPARTMENT OF DEVELOPMENT SERVICES	12,461.99				04/15/16	07/05/23 07/04/24	O - GROSS LEASE		7,791.00
200A		DEPARTMENT OF MENTAL HEALTH	8,280.34				04/15/16	07/05/23 07/04/24	O - GROSS LEASE		5,177.00
201		BUILDING COMMON AREA					09/01/21		s - SUPPRESS		3,246.00
305		SOLAR ON EARTH, INC	7,369.38				09/01/22	09/01/23 08/31/24			4,535.00
310		VACANT									11,526.00

**NAGOG PARK LLC**

Building: 35

Units: 6                      4 Occupied      2 Vacant

Rooms: 0

Rent: 28,111.71

Other Charges: 0.00

Square Feet: 94,675.00

Security: 0.00

**Building Totals**

Charge Code	Charge Description	Total Billed
30	RENT	28,111.71
	<b>Building Totals</b>	<b>28,111.71</b>

# Rent Roll

For the Period December 2023

**NAGOG PARK LLC**

43 NAGOG PARK

Building No: 43

Unit No	Unit Desc	Tenant	Rent	Chg Cd	Other Charges	Amt Billed	Move-in Date	Lease Terms	Status Codes	Security Deposit	Square Feet
100		CF-BC AMMONIA LTD.	9,026.12				09/03/21	09/03/23 09/02/24	M - MODIFIED GRC		5,949.00
105		VACANT									7,197.00
110		LAING O.R. CORPORATION	14,856.91				09/03/21	09/03/23 09/02/24	M - MODIFIED GRC		9,520.00
115		SEMITECH SOLUTIONS, INC.	2,156.25	95 96	CAM TAX	34.72 3.53	03/24/10	04/01/21 03/31/23	M - MODIFIED GRC		1,500.00
115A		VACANT									1,917.00
120		MAGNUS TEXTILE, INC.	4,337.42				02/01/19	04/01/23 03/31/24	M - MODIFIED GRC		2,852.00
200		FOX PEST SERVICE - NEW ENGLAND LLC	131.59 3,088.85 <u>3,220.44</u>				04/30/19	05/12/23 05/11/24	O - GROSS LEASE		2,274.00
203		VACANT									3,471.00
205		AZIMUTH SYSTEMS, INC.	8,378.23				04/01/18	05/01/23 04/30/24	M - MODIFIED GRC		6,187.00
205A											3,665.00
210		CRATECH-OPG VENTURE CORPORATION	14,135.00				09/03/21	09/03/23 09/02/24	M - MODIFIED GRC		8,856.00
215		THE CODE CORPORATION	7,667.33				07/10/17	11/01/23 10/31/24	M - MODIFIED GRC		5,936.00



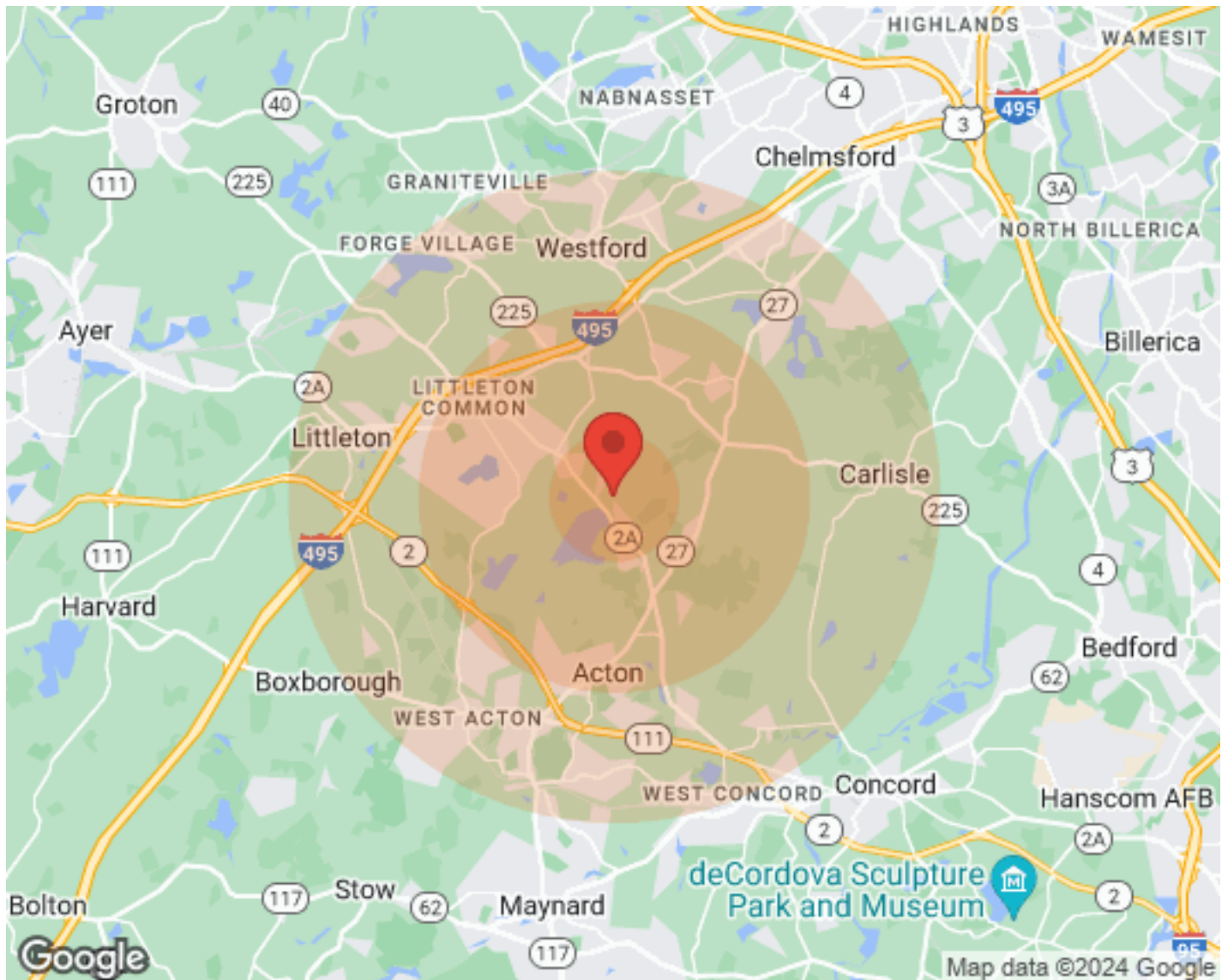
**Rent Roll**  
For the Period December 2023

<b>NAGOG PARK LLC</b>			
<b>Building: 43</b>			
<b>Units:</b>	<b>12</b>	<b>9 Occupied</b>	<b>3 Vacant</b>
<b>Rooms:</b>	<b>0</b>		
<b>Rent:</b>	<b>63,777.70</b>		
<b>Other Charges:</b>	<b>38.25</b>		
<b>Square Feet:</b>	<b>59,324.00</b>		
<b>Security:</b>	<b>0.00</b>		

<b>Building Totals</b>		
<b>Charge Code</b>	<b>Charge Description</b>	<b>Total Billed</b>
30	RENT	63,646.11
51	STORAGE	131.59
95	CAM	34.72
96	TAX	3.53
	<b>Building Totals</b>	<b>63,815.95</b>

# PROPERTY SUMMARY

NAGOG PARK, ACTON, MA 01720



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	1,401	9,064	30,855	Median	\$95,811	\$98,421	\$120,244
Female	1,303	9,386	30,745	< \$15,000	86	485	1,033
Total Population	2,704	18,450	61,600	\$15,000-\$24,999	60	321	940
<b>Age</b>				\$25,000-\$34,999	41	318	783
Ages 0-14	480	3,563	11,255	\$35,000-\$49,999	117	550	1,637
Ages 15-24	360	2,926	9,779	\$50,000-\$74,999	208	899	2,601
Ages 25-54	1,100	6,458	21,274	\$75,000-\$99,999	244	853	2,386
Ages 55-64	440	2,726	9,196	\$100,000-\$149,999	275	1,462	4,971
Ages 65+	324	2,777	10,096	\$150,000-\$199,999	100	924	3,183
<b>Race</b>				> \$200,000	139	1,184	4,590
White	1,849	15,351	53,215	<b>Housing</b>			
Black	56	66	692	Total Units	1,266	7,680	24,027
Am In/AK Nat	N/A	N/A	1	Occupied	1,191	7,336	23,028
Hawaiian	N/A	N/A	N/A	Owner Occupied	609	5,458	18,854
Hispanic	87	334	1,255	Renter Occupied	582	1,878	4,174
Multi-Racial	182	812	2,034	Vacant	75	344	999

# PROPERTY SUMMARY

NAGOG PARK, ACTON, MA 01720



## Property Summary

Building SF:	71,000
Lease Rate:	\$20/SF/YR
Lot Size:	0 SF
Parking Ratio:	
Parking:	
Price:	\$20/SF/YR
Year Built:	
Zoning:	C

## Property Overview

Bldg. 35, with around 7,000 RSF of IT Data Center, can be expandable up to 30,000 RSF. An additional office and lab space of 41,000 RSF.

## Location Overview

Nagog Park, is a collection of multi-tenant office buildings set within a 120-acre master-planned corporate park. The two- and three-story office buildings that comprise the portfolio offer a variety of options for companies of all sizes, with tenant spaces ranging from 1,200 s/f to over 45,000 s/f.





**NORTHEAST  
SOLUTIONS**



# DUNCAN CHAPMAN

## MANAGING BROKER | FOUNDER

### PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

### WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

### CONTACT INFO

Office Address:  
670 Mechanic Street  
Leominster, MA 01453  
Office: 978-840-9000  
Cell: 978-621-1290  
Duncan@KW.com

[linkedin.com/in/duncan-chapman-002824128](https://www.linkedin.com/in/duncan-chapman-002824128)

### SKILLS SUMMARY

- Real Estate Negotiations
- Project Management
- Budgeting and Cost Analysis
- Short & Long Term Planning
- Staff and Client Training
- Process Improvement

### STATES LICENSED

- Massachusetts
- Rhode Island

### EDUCATION

Norwich University  
B.S. Civil Engineering

[WWW.NORTHEAST-RE.COM](http://WWW.NORTHEAST-RE.COM)

**LOCAL MARKET PROFESSIONALS WITH  
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.



**NORTHEAST  
SOLUTIONS**



# **RANGA PARVATANENI**

## **COMMERCIAL REALTOR**

### **PERSONAL PROFILE**

A highly creative, game-changing, award-winning, and hands-on entrepreneurial technology leader with two decades in high-tech and consulting in key areas of data, storage, analytics, Bus. Intelligence, & cloud.

With years of experience in the real estate industry, we are dedicated to helping you navigate the complexities of buying, selling, or investing in properties. Our team of expert realtors is committed to providing personalized and professional services tailored to your unique needs.

### **WORK EXPERIENCE**

As a manager and a leader, I have organized large teams and worked with them with a unifying approach to deliver on each mission by inspiring them, by providing hands-on guidance, and by developing their capacity to reach stretch goals.

Despite daunting challenges in pursuing breakthrough objectives, my teams have always come through in delivering on their stretch goals and going above-and-beyond.

Led global teams of cross-domain experts to establish new platforms, tools, and automation to enable agile business delivery of IT services (ITaaS, IaaS, DBaaS, DLaaS, Cloud) for IT Delivery for EMC.

### **CONTACT INFO**

Office Address:  
670 Mechanic Street  
Leominster, MA 01453

Cell: 508-656-9248  
ranga@KW.com

### **SKILLS SUMMARY**

Business Intelligence  
Project Management  
Industrial Property Consulting  
Multi-family Properties

### **STATES LICENSED**

Massachusetts

**WWW.NORTHEAST-RE.COM**

**LOCAL MARKET PROFESSIONALS WITH  
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.



**NORTHEAST**  
SOLUTIONS



# RAJ SIDHU

## COMMERCIAL REALTOR

### PERSONAL PROFILE

As a previous small business owner and active investor, Raj's attention to fine details and ability to understand changing business environments makes him a great resource for any client.

Raj also works with the Government Services at KW Commercial team to help government clients with their real estate brokerage and consulting needs.

### WORK EXPERIENCE

Raj Sidhu is a licensed Commercial Realtor® in the state of Massachusetts. With his undergraduate degree in City Planning and a Masters Degree in Economics, Raj understands and helps his clients review and navigate the market and community challenges they face with any property sale, acquisition or lease.

### CONTACT INFO

Office Address:  
670 Mechanic Street  
Leominster, MA 01453  
Office: 978-840-9000  
Cell: 978-467-7170  
RajSidhu@KW.com

### SKILLS SUMMARY

Real Estate Negotiations  
Project Management  
Budgeting and Cost Analysis  
Short & Long Term Planning  
Data Management  
Process Improvement

### STATES LICENSED

Massachusetts

### EDUCATION

B.S. City Planning  
M.S. Economics

[WWW.NORTHEAST-RE.COM](http://WWW.NORTHEAST-RE.COM)

**LOCAL MARKET PROFESSIONALS WITH  
NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!**

Each office is independently owned and operated.