

**55 TECHNOLOGY DRIVE  
LOWELL, MA**

**FOR LEASE**

**3,733 SF**



**FIRST FLOOR OFFICE SUITE · FULLY BUILT OUT WITH CUBICLES**

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

**MOVE-IN READY**

**PROPERTY SPECIFICATIONS**

**BUILDING SIZE:** 90,074 SF

**AVAILABLE SPACE:** 3,733 SF – FIRST FLOOR  
5 OFFICES, 1 CONF. RM., 1 KITCHEN/LOUNGE

**STORIES:** (2) TWO

**SHARED LOADING:** (2) TWO TAILBOARD LOADING DOCKS

**PARKING:** 4/1,000 SF

**CAR CHARGING:** ON-SITE

**DATE AVAILABLE:** IMMEDIATE AVAILABILITY

**ACCESS**



**MANCHESTER REGIONAL AIRPORT**  
**30 MINS. MANCHESTER, NH**

**HANSCOM AIRPORT**  
**23 MINS. BEDFORD, MA**

**LOGAN AIRPORT**  
**38 MINS. BOSTON, MA**

**FOR MORE INFORMATION CONTACT:**

**DAVID GILKIE** (508) 650-9905  
DGILKIE@RWHOLMES.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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## AREA AMENITIES WITHIN 15-MIN. DRIVE

### HOTELS

- Sonesta Select Boston Lowell Chelmsford
- Holiday Inn Express Chelmsford by IHG
- Home2 Suites by Hilton Chelmsford/Lowell
- Element by Marriott Chelmsford
- Hilton Garden Inn Tewksbury Andover
- Extended Stay America Suites Tewksbury
- Fairfield Inn Boston Tewksbury/Andover

### RETAIL & SERVICES

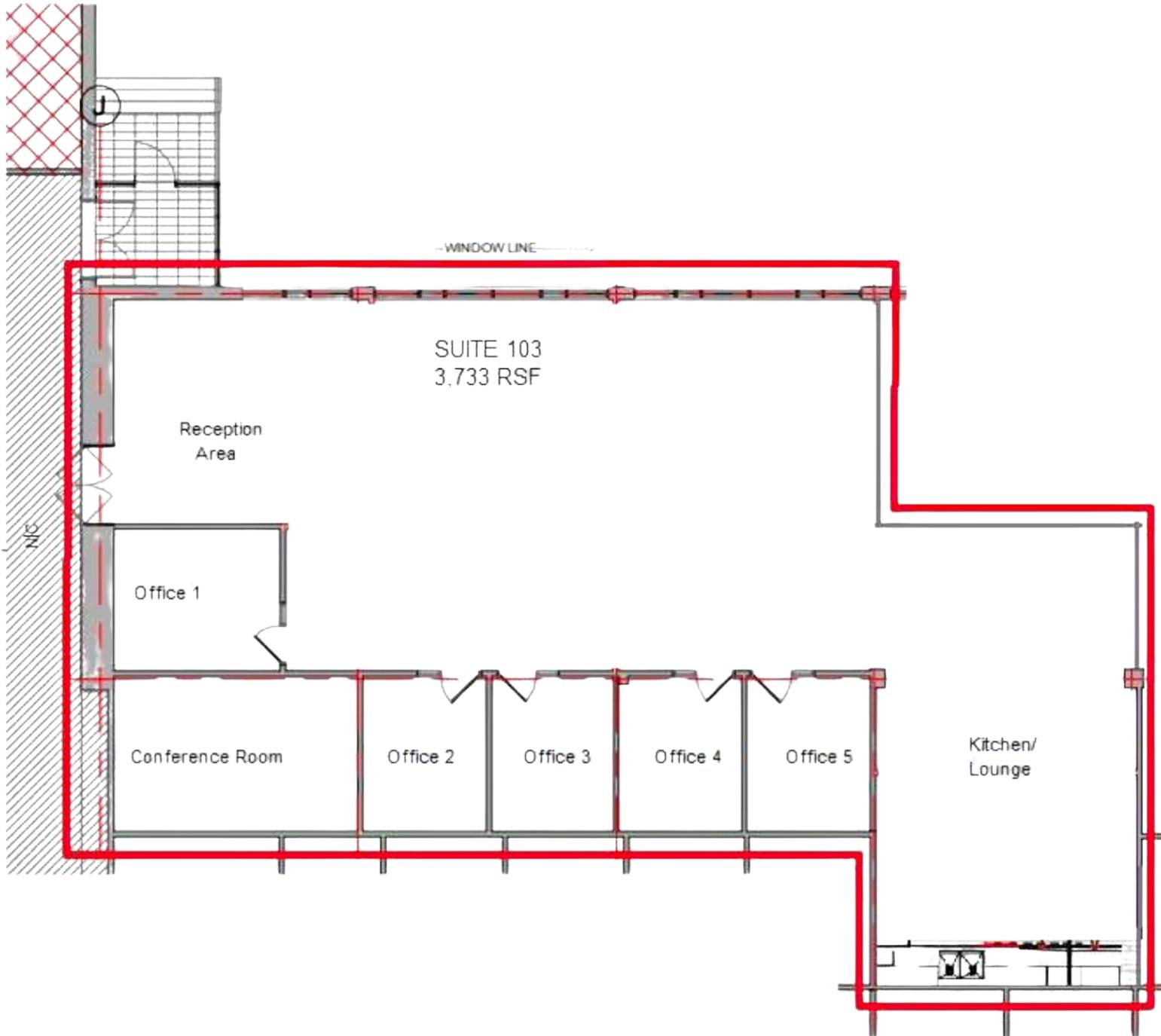
- Hannaford, Market Basket, Costco
- Pheasant Lane Mall (130+ stores, adjacent casino, dining)
- Target, Walmart, Best Buy, Staples
- + several nearby plazas offering fitness, goods, and services

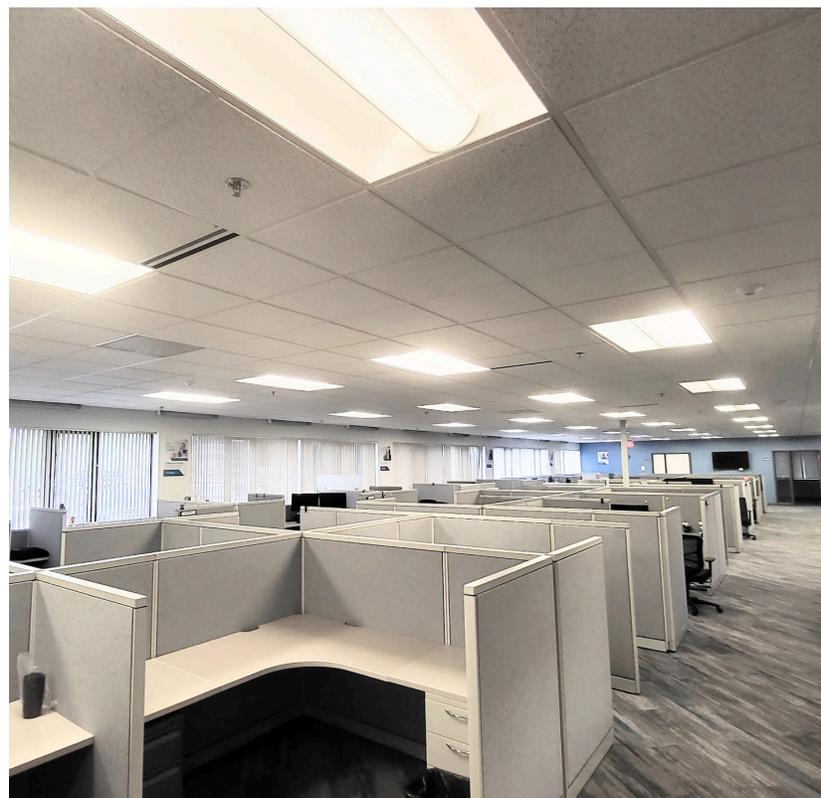
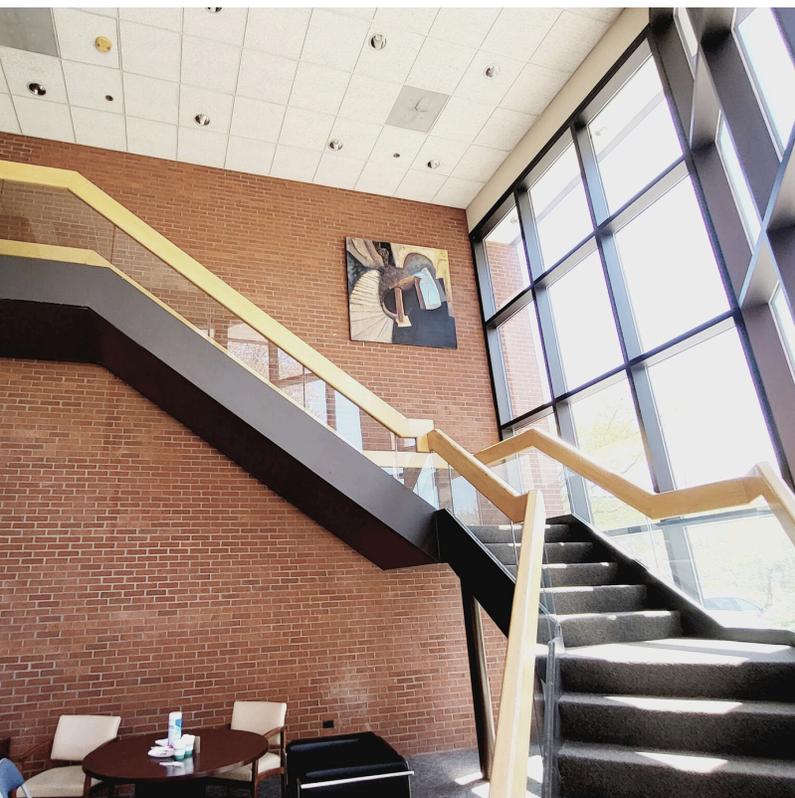
### DINING

- 110 Grill
- Bonchon Lowell
- Tavern in the Square
- Fishbones
- Dave's Hot Chicken
- McDonald's, Wendy's, Jersey Mike's, Taco Bell, Burger King
- + dozens of fast/casual options



# AVAILABILITY: FIRST FLOOR SUITE 103





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