

314

Littleton Rd
WESTFORD MA

175,000^{sf} State-of-the-Art
R&D Facility

FOR LEASE



Executive Summary

314 Littleton Rd
WESTFORD MA

For Lease: 314 Littleton Road – Premium 175,000 SF R&D Facility

Available in May 2025, 314 Littleton Road offers a rare opportunity to lease a state-of-the-art, 175,000 SF R&D building in a prime location. With Red Hat set to vacate at the end of its lease term, this modern facility is ready for new ownership to capitalize on its exceptional features.

Key highlights include 7,000A of power, 13' clear heights, efficient floor plates, and an ample parking ratio of 3.6 spaces per 1,000 SF – making it an ideal choice for today's forward-thinking tenants. Built in 2008, this property is strategically positioned less than two miles from I-495, providing seamless access to Greater Boston's major highways and key business hubs.

Located in the heart of Westford Technology Park, 314 Littleton is surrounded by top-tier companies like NetScout Systems, Nokia, and Abbott Medical, offering a dynamic business environment. Additionally, the building is within close proximity to a wealth of amenities, making it a highly desirable address for your next corporate headquarters or R&D center.



WELCOME TO 314 LITTLETON ROAD

Watch our video
walk through!



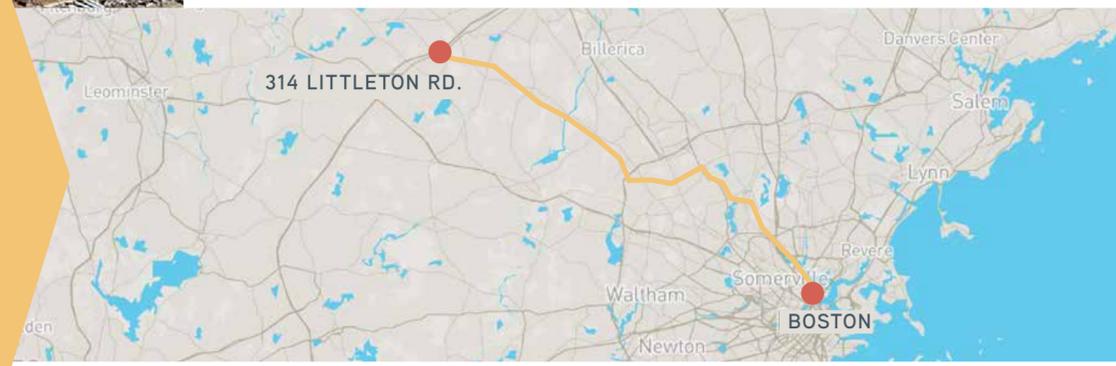
A Strategic and Highly Amenitized Location

The property is located within the I-495 Suburban North Technology Corridor and is the chosen location for many high-tech companies including Juniper Networks, NetScout Systems, Nokia, Abbott Medical, Ribbon Communications, Nvidia as well as many other corporate tenants.



Notable Travel Distances

1. Interstate 495	1.8 miles	5. Interstate 95	20.7 miles
2. Route 2	2.0 miles	6. Downtown Boston	28.0 miles
3. Route 3	8.0 miles	7. Logan Intl. Airport	33.0 miles
4. Interstate 93	17.4 miles		



Boasting a Robust Infrastructure

- High-End Improvements
- Data Center
- 13' Clear Heights
- Fitness Center
- Cafeteria
- Ample Parking at 3.6 / 1,000
- Overhead Loading Dock
- Large 5,000 lb Freight Elevator
- 7,000A of Power



Site Description

Property Address	314 Littleton Road, Westford, MA 01886
Year Built	<i>East Building</i> 2008 <i>West Building</i> 2013
Building Size	Total 175,000 SF <i>East Building</i> 75,000 SF <i>West Building</i> 100,000 SF
Number of Stories	<i>East Building</i> 3 Stories <i>West Building</i> 4 Stories
Site Area	15.679 Acres
Parking	634 Spaces (3.61 / 1,000)
Loading	One (1) Overhead Door

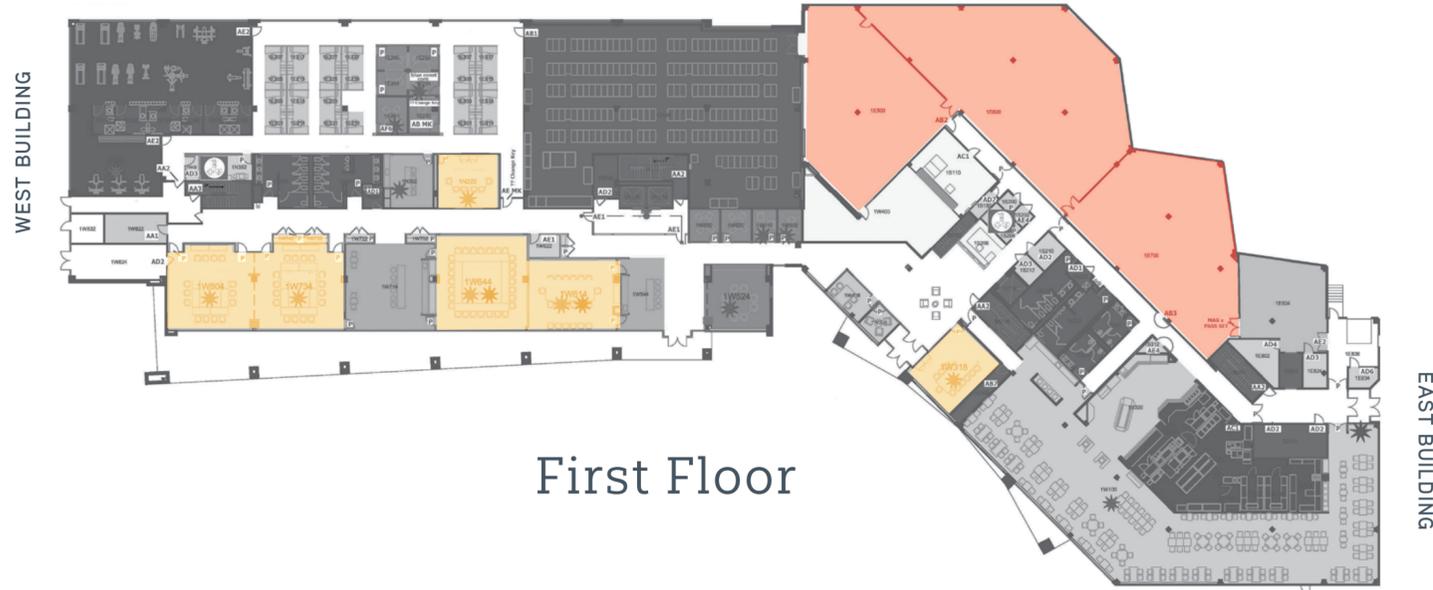


Building Specifications

Foundation	Slab-on-Grade (SOG)	
Roof	<i>East Building</i> Carlisle EDPM Roof Membrane <i>West Building</i> TPO Roof Membrane	
Power	7,000A of power between both buildings	
Clear Height	13 Feet	
Elevators	Three (3) 3,500 lb. Passenger Elevators; One (1) 5,000 lb. Freight Elevator	
Generator	Two (2) Emergency Electrical Generators	
HVAC	<i>East Building</i> Heated and cooled via two air-cooled, DX condenser packaged air conditioning units (RTUs), manufactured by Trane with a cooling capacity of 114 tons each <i>West Building</i> Heated and cooled via two air-cooled, DX condenser packaged air conditioning units (RTUs), manufactured by Trane with a cooling capacity of 150 tons each	
Utilities	<i>Water</i>	Municipal
	<i>Sewer</i>	Sanitary Sewage Disposal is provided by an On-Site Sewage Treatment Plant
	<i>Natural Gas</i>	National Grid
	<i>Electricity</i>	National Grid



Floor Plans



Key

- Conference Room
- Data Center



< TOUR THE FOURTH FLOOR OFFICES

314

Littleton Rd
WESTFORD MA

175,000^{sf} State-of-the-Art
R&D Facility

Toni Shelzi

Principal

617-492-9900

toni@abgrealty.com

Bernard Gibbons

Executive Vice President

617-492-9900

bernard@abgrealty.com

307 Cambridge St. Cambridge, MA 02141

617.492.9900 | abgrealty.com

FOR LEASE



FOR LEASE: 314 LITTLETON ROAD

View our video
walk through!

