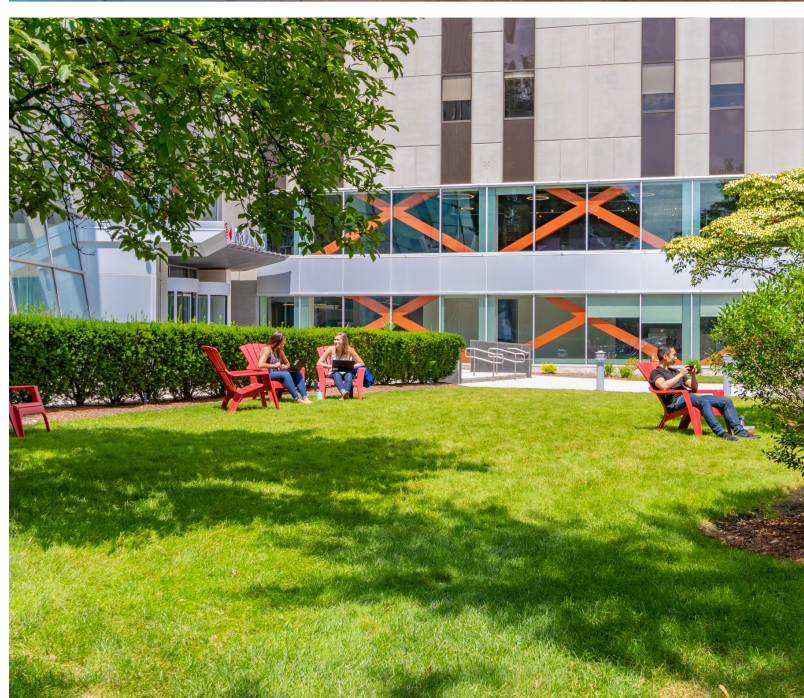
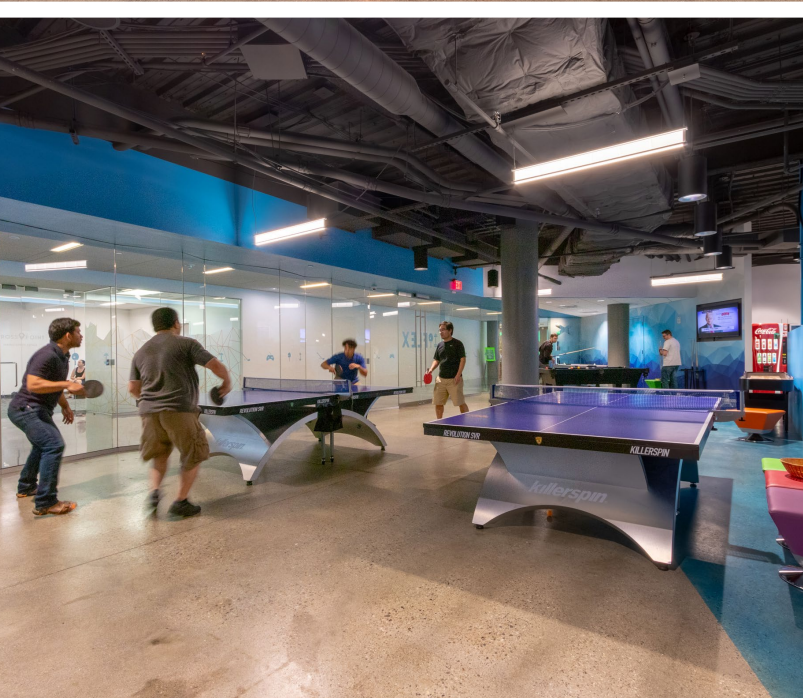


CROSS POINT

VIBRANT | ACTION | CONNECTED
UP TO 350,000 SF AVAILABLE





VIBRANT

**AMENITY RICH
CAMPUS**

**EASY
ACCESS**

**FLEXIBLE
WORK ENVIRONMENTS**

TOTAL SQUARE FOOTAGE	1.25 million SF
SITE AREA	42.89 acres
FLOORS	Total of 40 floors in 3 towers
TENANTS	UKG, Commscope, Jabra, Captivate, Korde, IBM, Verizon
CEILING HEIGHT	14', finished ceiling height at 9'-6"
PARKING	Approximately 4,000 spaces, 306 of which are in an attached two-level garage

JOIN OUR NEIGHBORS:



Cross Point consists of three internally connected office buildings totaling 1.25 million square feet. Tower specific elevators swiftly move tenants and visitors to their desired floors.

12	VACANT 37,554 RSF			
11	RENASAS 17,876 RSF 09.30.28	VACANT 18,876 RSF		
10	KORDE 16,397 RSF 09.30.28	CHARLES RIVER 5,069 RSF 05.30.25	CAPTIVATE 15,286 RSF 02.28.25	
9	IBM/GSA 36,752 RSF 08.14.26			
8	IBM 37,652 RSF 03.31.27			
7	IBM 37,652 RSF 03.31.27			
6	IBM 37,652 RSF 03.31.27			
5	IBM 37,652 RSF 03.31.27			
4	VACANT 14,590 RSF	VACANT 5,213 RSF	ALLSTATE 8,618 RSF 01.31.26	VACANT 7,332 RSF
3	ARRIS 35,842 RSF 04.30.27			
2	ARRIS 35,842 RSF 04.30.27			
1	ARRIS 38,678 RSF 04.30.27			
G	FUEL 16,186 RSF	TAVERN IN THE SQUARE 8,385 RSF 05.31.26		

14	VACANT 36,636 RSF			
13	KRONOS 32,226 RSF 10.31.30			
12	VACANT 31,962 RSF			
11	KRONOS 31,962 10.31.30			
10	KRONOS 31,962 10.31.30			
9	KRONOS 32,447 RSF 10.31.30			
8	JABRA 31,962 RSF 06.30.28			
7	KRONOS 32,446 RSF 10.31.30			
6	VACANT 31,137 RSF			
5	VACANT 31,962 RSF			
4	VACANT 31,962 RSF			
3	VACANT 31,962 RSF			
2	VACANT 31,770 RSF			
1	ARRIS 31,605 RSF 04.30.27			
G	FLEX FITNESS 7,007 RSF	VERIZON SWITCH RM 3,404 RSF 12.31.24	VACANT 1,640 RSF	LIGHTTOWER FIBER 753 RSF 02.30.24

12	KRONOS 28,055 RSF 10.31.30		
11	KRONOS 28,764 RSF 10.31.30		
10	KRONOS 28,616 RSF 10.31.30		
9	KRONOS 28,833 RSF 10.31.30		
8	KRONOS 28,759 RSF 10.31.30		
7	KRONOS 28,888 RSF 10.31.30		
6	KRONOS 28,471 RSF 10.31.30		
5	KRONOS 28,717 RSF 10.31.30		
4	KRONOS 28,763 RSF 10.31.30		
3	KRONOS 28,743 RSF 10.31.30		
2	KRONOS 27,919 RSF 10.31.30		
1	KRONOS 29,229 RSF 10.31.30		
G	KRONOS 27,244 RSF 10.31.30	ARRIS 1,567 RSF 03.0.27	LITTLE SPROUTS 12,768 RSF 03.31.24

TOWER 3

TOWER 2

TOWER 1

Direct Availability: 310,946 SF
Direct + Sublease Availability: 352,526 SF

↑ Stack vertically on floors that range from 28,000 SF to 36,000 SF

↔ Span horizontally on floors that range from 68,000 SF to 97,000 SF

◆ 14' to the deck, 9'-6" finish ceilings

AVAILABILITIES

TOWER 2
2ND FLOOR



TOWER 2
3RD FLOOR



-  CUBES: 950
-  OFFICES: 25
-  CONFERENCES: 48
-  KITCHENETTE: 5

TOTAL: 975 PEOPLE

TOWER 2
4TH FLOOR



TOWER 2
5TH FLOOR

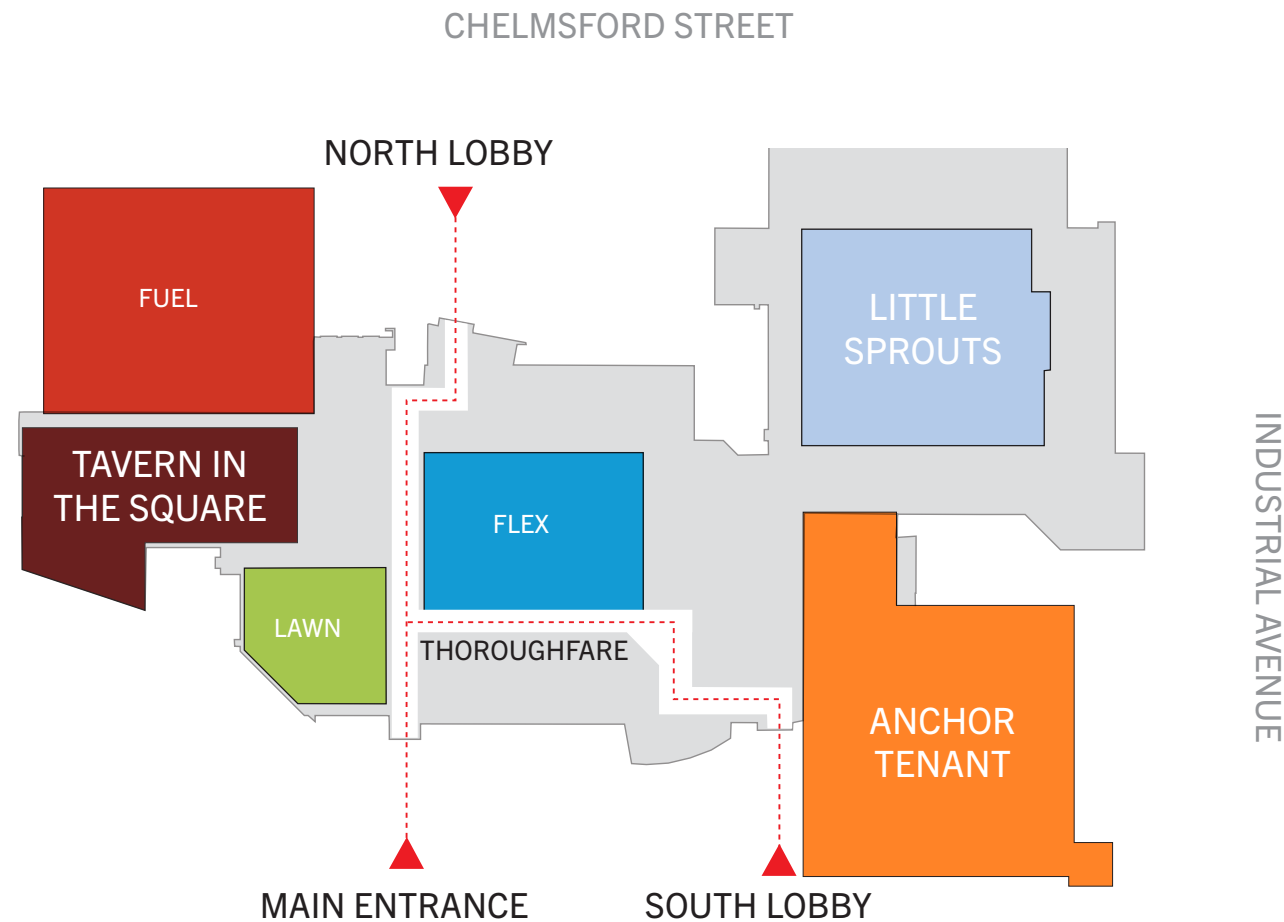


TOWER 2
6TH FLOOR



ACTION

The thoughtful amenity package and supporting programming recognizes the needs of today's workforce. The variety of spaces promote an active, invested, engaged, and healthy community.



LAWN

Energy and originality are apparent the moment you walk through the Cross Point entryway. A new thoroughfare and walking paths direct the visitor through color coordinated wayfinding, while a mix of glass, reclaimed wood, and light bring the outside in. The community space of the Lawn hosts large intellectual and social events such as industry panel talks or family movie nights.



FLEX

It's not just muscles you're flexing these days, but also your ping-pong prowess. In a new centralized location, Flex provides challenge as well as tranquility to the workday. With yoga classes, gaming center, weight room, and golf-simulator, there's something to keep everyone moving.



FUEL

The Fuel cafe offers diverse experiences set in a stylish and inspirational environment. Enjoy a latte and a book at Café Kerouac, host a team lunch in the private dining area, or catch the home opener relaxing on the pub couch. Fuel up while doing some real social networking.



TAVERN in the SQUARE

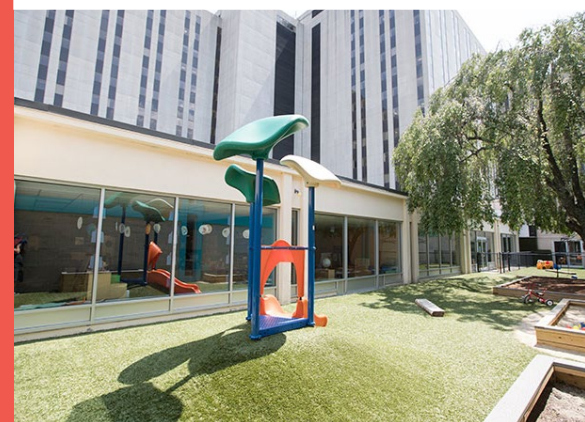
First impressions go a long way. The on-site restaurant offers a change of scenery within a vibrant dining experience. Grab a beer and a burger and head out to the outdoor patio without leaving the Cross Point campus.



Crosspoint has partnered with NEXDINE Hospitality to offer Cafeteria services within the FUEL Café. Catering capabilities include the following; Everyday Catering, Special Events, Food Trucks, Weekly Socials & Pop Ups, Pop Up Espresso Bars, Full China & Linen Events, Beer, Wine, & Alcohol Services with TIPS Certified Bartenders, Lighting, Room Design, and Thematic Staging.



Food Management recognized NEXDINE as a "Top Riser" in sales growth rate over the last 2 years.



little Sprouts

It can be hard to juggle a family and a career, but with Little Sprouts conveniently located within the Cross Point campus, it couldn't be easier to make sure you drop off the kids and still make the morning meeting.

CONNECTED

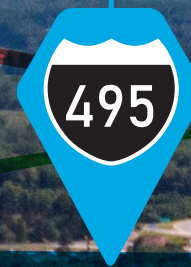
At the intersection of Route 3 and Interstate 495 and within the highly coveted global investment market, Cross Point draws from Boston, suburban Boston, and Southern New Hampshire markets.

DOWNTOWN BOSTON



10
12

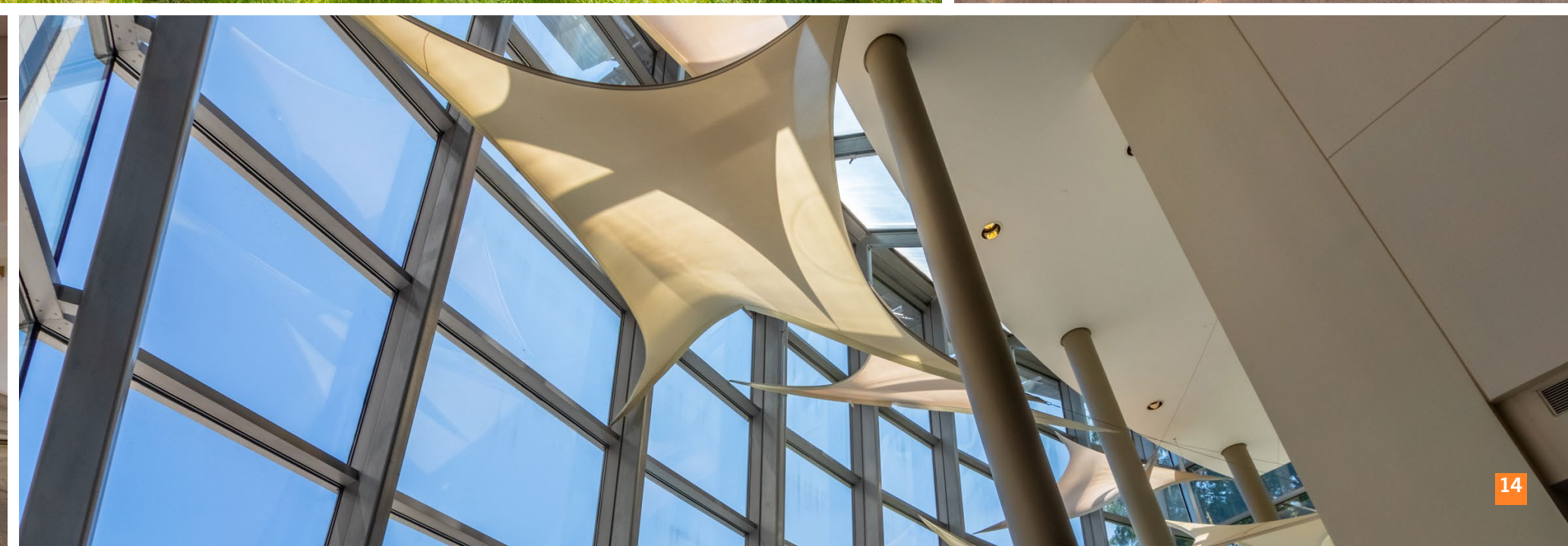
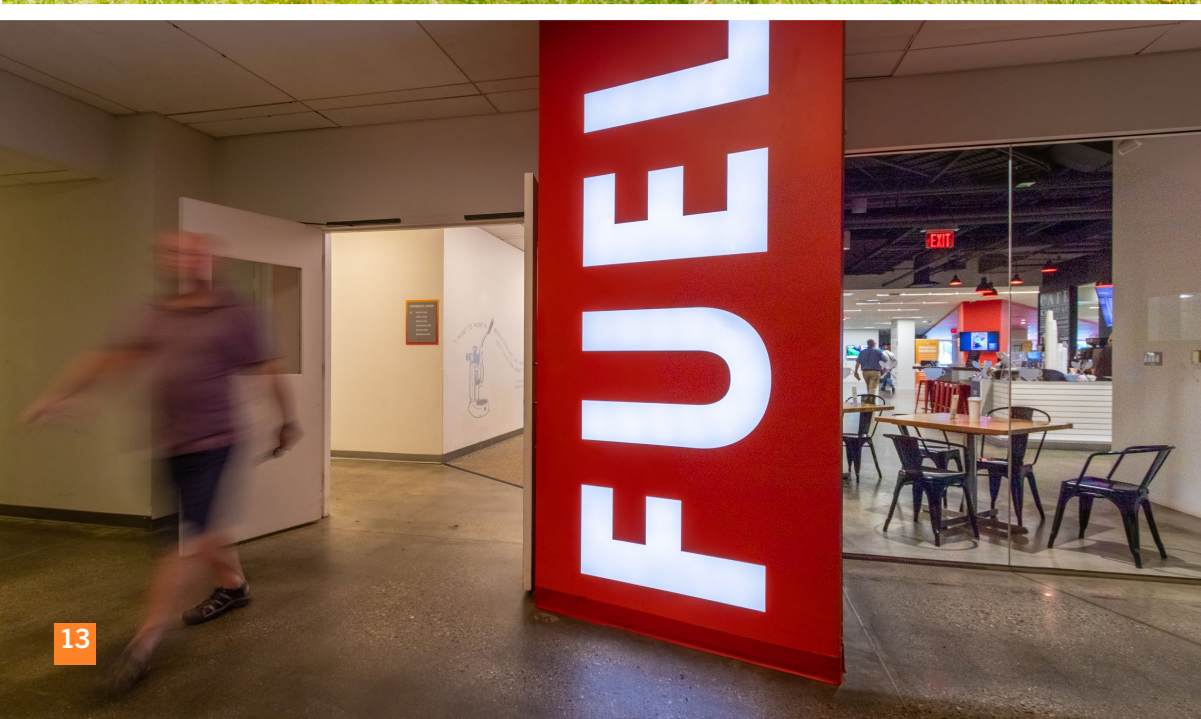
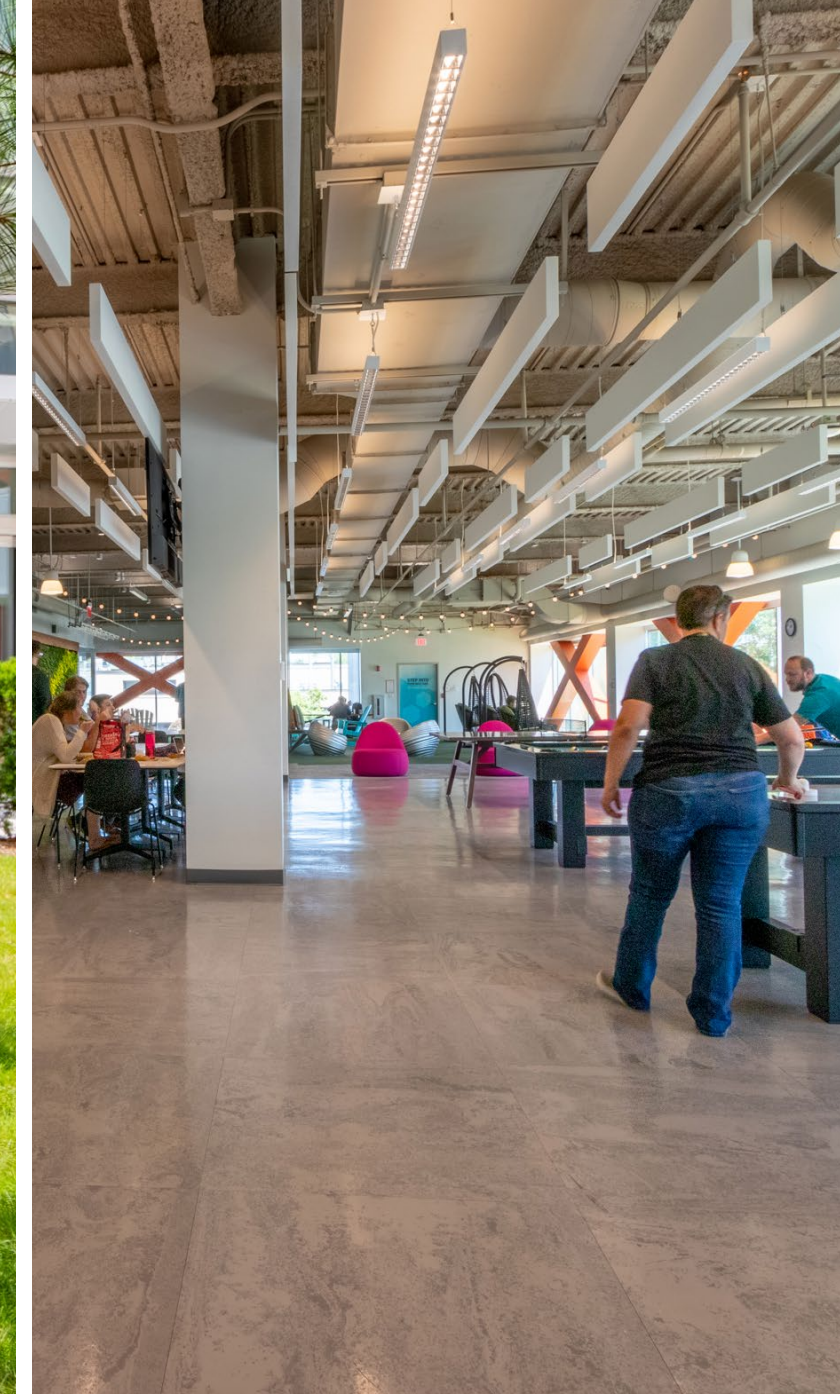
MINUTES FROM I-93
MINUTES FROM RT.2



10
15
30

MINUTES FROM 128
MINUTES FROM NEW HAMPSHIRE
MINUTES FROM BOSTON







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