



Ferncroft
35 VILLAGE ROAD

Where your
culture can thrive

MIDDLETON, MA

A creative experience

Ferncroft Corporate Center is an eight-story, 235,000 SF, Class A office building prominently situated on the Danvers/Middleton line. Flexible floor plates, impressive window lines and sweeping views of the Boston skyline make Ferncroft the perfect home for a creative workforce. Ferncroft continues to attract a diverse mix of tenants, drawn to the campus style setting, flexibility, city-style amenities and superior accessibility.



[Sub]urban Amenities

Ferncroft Corporate Center is a suburban oasis where tenants thrive off urban-style convenience. From the 12.5 acres of beautiful grounds and sweeping views of the suburban landscape to the full-service café, tenant lounge and fitness center, Ferncroft is truly the best of both worlds.

2023 Dramatic Interior Renovations

- Modernized lobby featuring high-end finishes
- Dining area complete with grab n' go café, fireplace, table games and golf simulator
- State-of-the-art fitness center and locker rooms
- Upgraded conference area



State-of-the-art
golf simulator



State-of-the-art fitness center
with showers and lockers



Extensive parking, including
covered executive parking



Full-service cafeteria and
seating for 160 people



Lobby with
high-end finishes



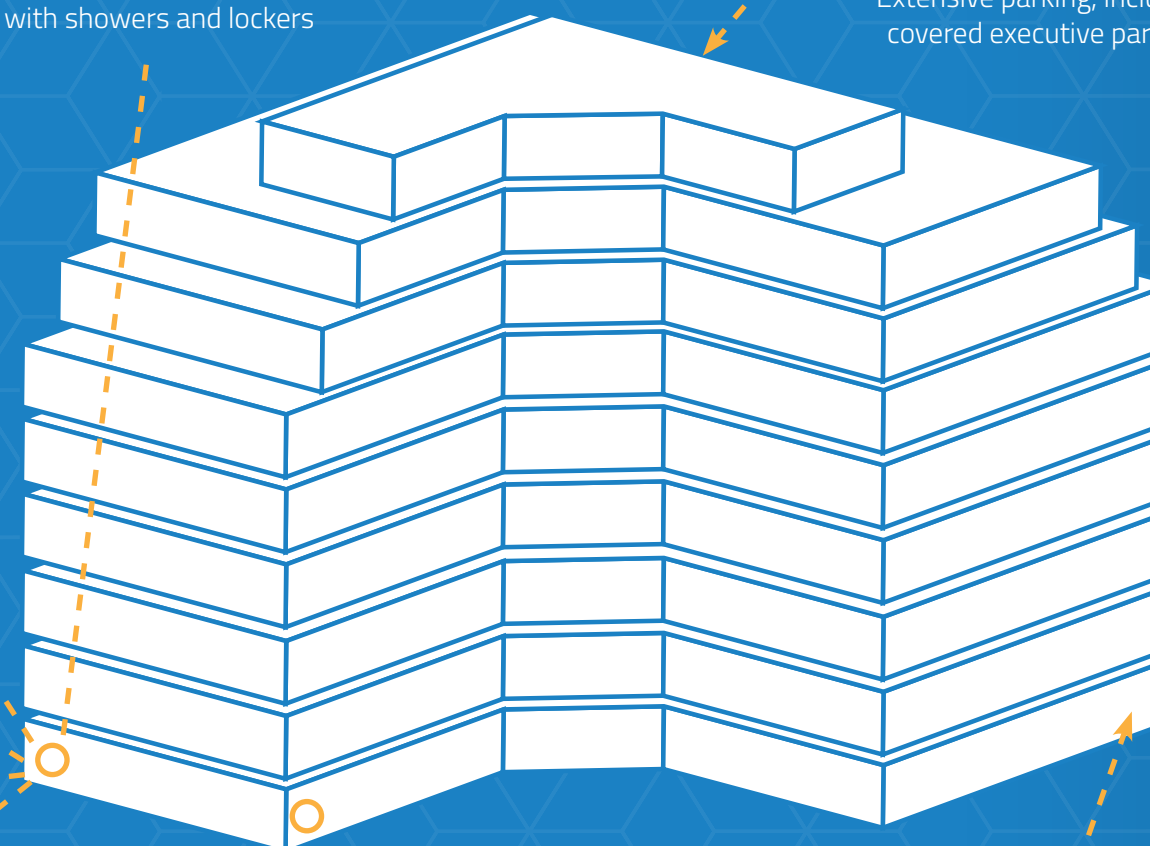
24-hour grab n' go café



Conference center with configurable seating
and established AV amenities



Outdoor seating



Top-notch convenience

Ferncroft Corporate Center is directly visible from I-95, offering excellent access to Routes 95, US-1 and 128. In addition to the top-tier amenities on-site, Ferncroft is just minutes from an extensive list of dining options and the region's largest shopping centers.



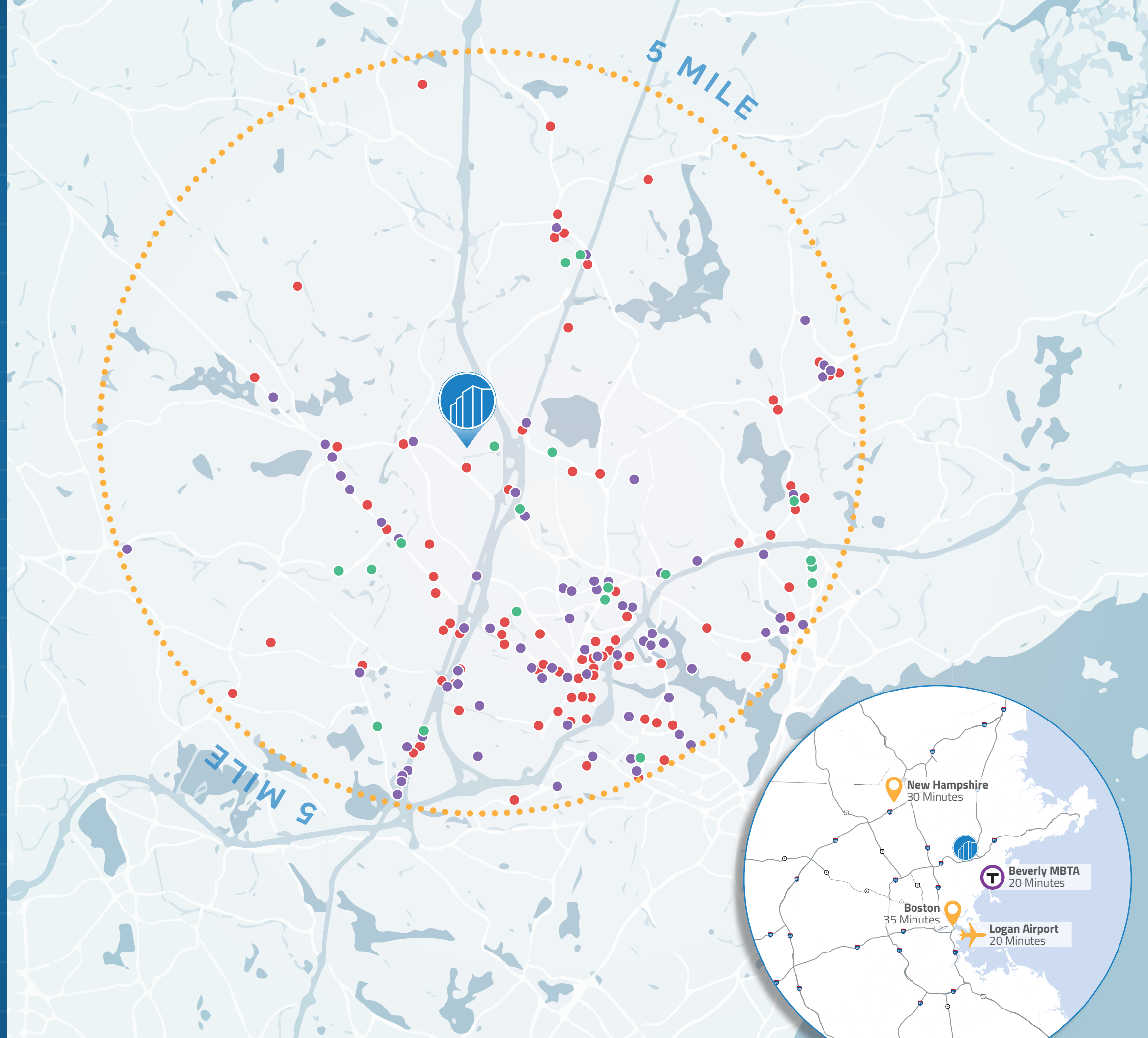
15+ fitness options



100+ dining options



100+ retail options





Building Specs

Rentable Square Footage

230,554 square feet

Site Area

12.57 acres

Year Built

1990 (2023 renovation)

Parking

1,014 total parking spaces. 222 surface including 4 HP, 9 executive spaces and 783 including 10 HP within a 3 story parking structure.

Structure

Concrete and steel. Slab to slab elevations measure 13 feet. Typical bays are 900 USF measuring 30'x 30'.

Loading Dock

At the rear of the building, two (2) 97"H x 98"W overhead doors lead to an interior 735 sf loading dock with direct access to the freight elevator.

Elevators

Four (4) Passenger elevators (3,000 lb capacity)
One (1) Freight elevator (5,000 lb capacity)

HVAC

10 VAV air handling units serviced by (2) chillers, delivering 1100 tons of capacity and (2) gas fired boilers for heat. This system is designed for full redundancy.

Emergency Power

Building is outfitted with two (2) Diesel generators, totaling 1100KVA, with the capability of running the entire building during a power outage.

Utilities

Water & Sewer: Town of Danvers

Gas: National Grid

Electric: Middleton Electric. 480 / 277 volt 5000 AMP Westinghouse transformer

For more information, please contact:

Jamey Lipscomb

+1 617 531 4109

james.lipscomb@jll.com

Chris Decembrele

+1 617 316 6452

christopher.decembrele@jll.com

Carly Kiernan

+1 617 531 4142

carly.kiernan@jll.com

Hannah Kiernan

+1 617 531 4124

hannah.kiernan@jll.com