



Flex/R&D/Office Space  
For Lease

# BUILDING OVERVIEW

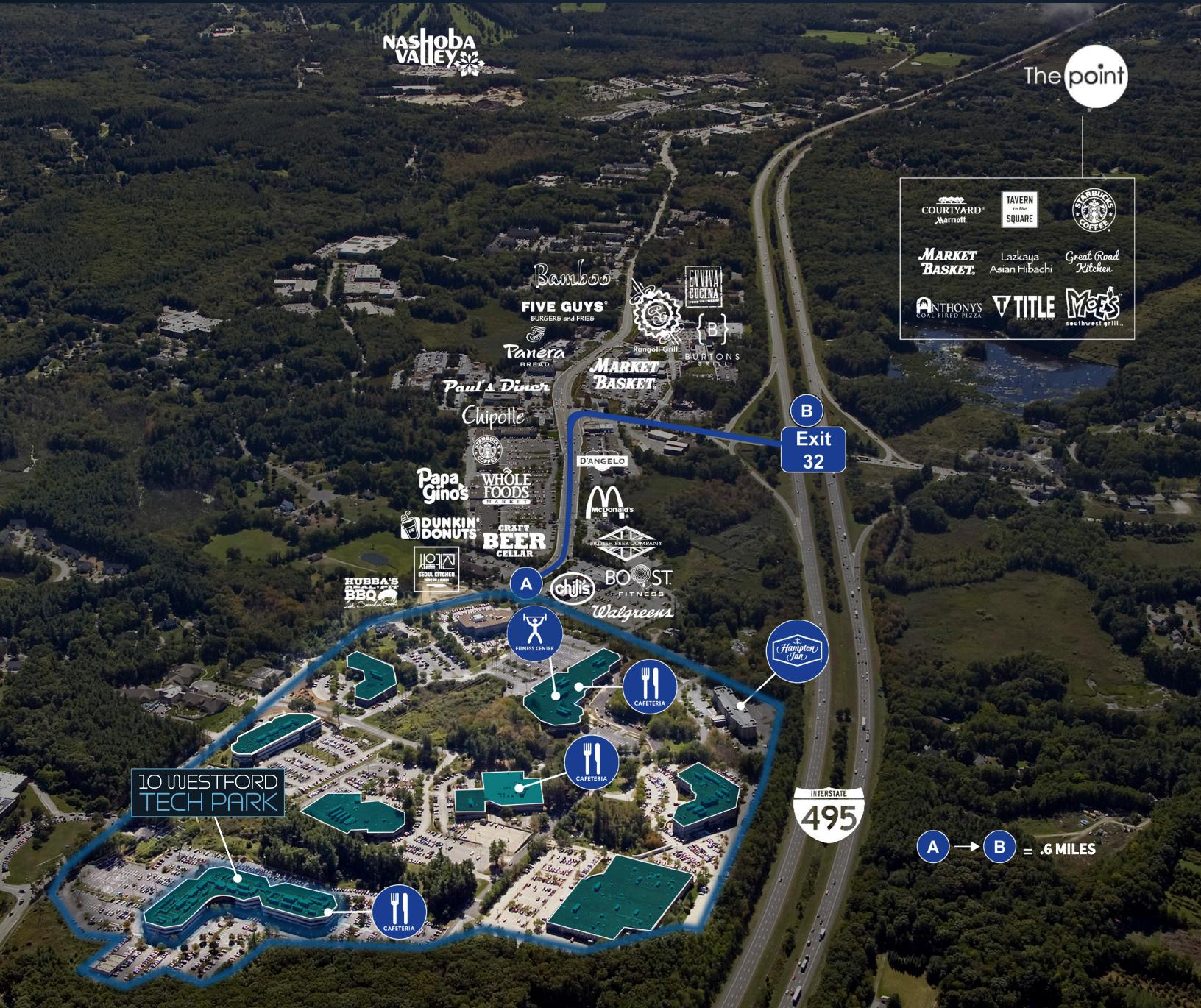


10 Technology Park Drive in Westford, MA, a 225,000 SF building, conveniently situated near Interstate 495, was renovated in 2018. It offers a flexible space solution for a range of users, including those in the flex, R&D, and office sectors.

The building features a common loading dock, a spacious open floor plan with a 13' clear height, and ample parking. Additionally, tenants can enjoy a full-service cafeteria, a fitness center with showers and lockers, and a fully renovated common lobby.

# LOCAL AMENITIES

WORK • DINE • SHOP • SKI



## Amenities Within 5 Miles:

**101**

Restaurants

**9**

Cafes

**70**

ATMs

**9**

Hotels

**12**

Daycare Centers

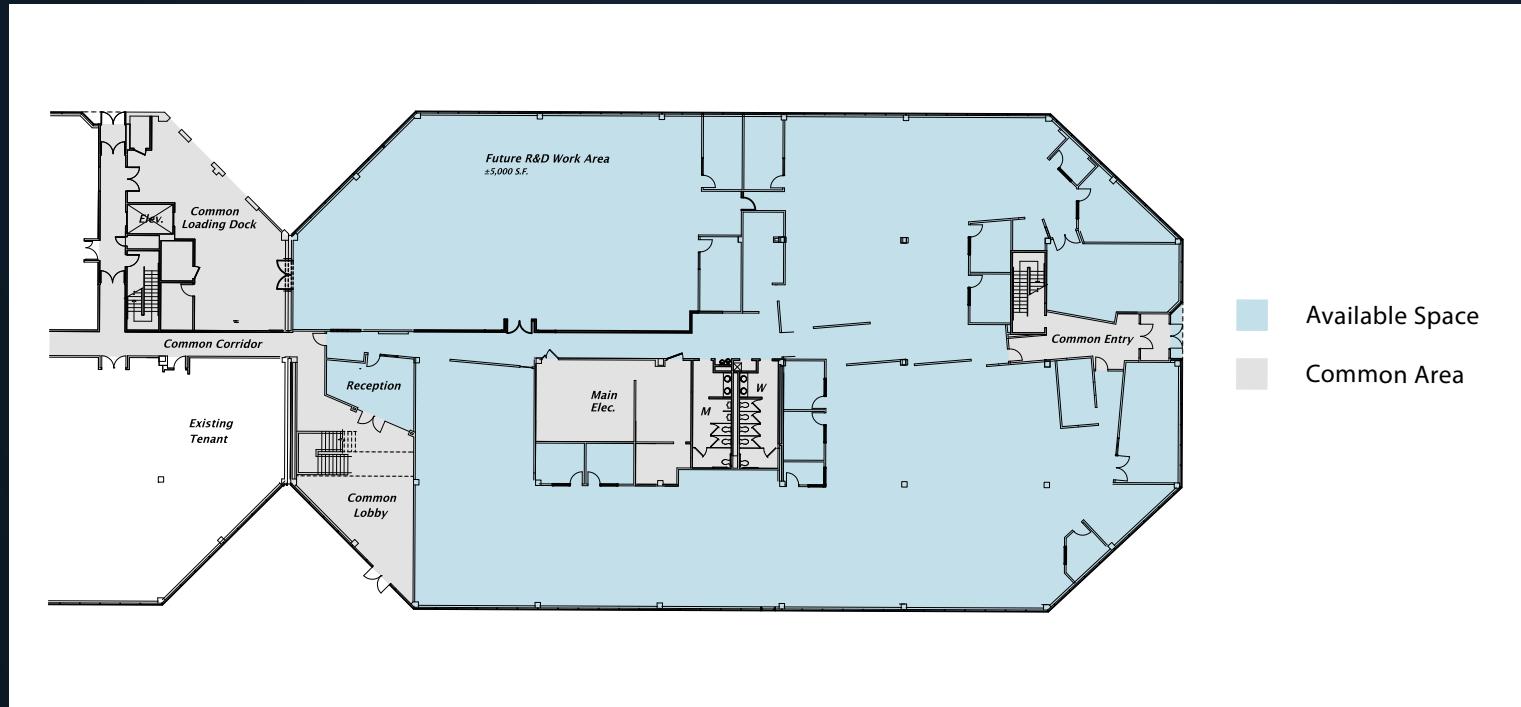
# BUILDING SPECIFICATIONS

Year Completed/Renovated	Building Size	Number of Floors
2001/2018	225,000 SF	Three (3)
Available Space	Loading	Clear Height
1st Floor - 25,777 SF - 18,005 SF	One (1) common loading dock	10'6" to joist; 13' to deck
Power	Parking	Utilities
4,000a, 480/277v	3.7/1,000 SF	Electric: National Grid Natural Gas: National Grid Water & Sewer: Town of Westford/Private WWTP Telecom: Verizon, AT&T, Lightower, Comcast

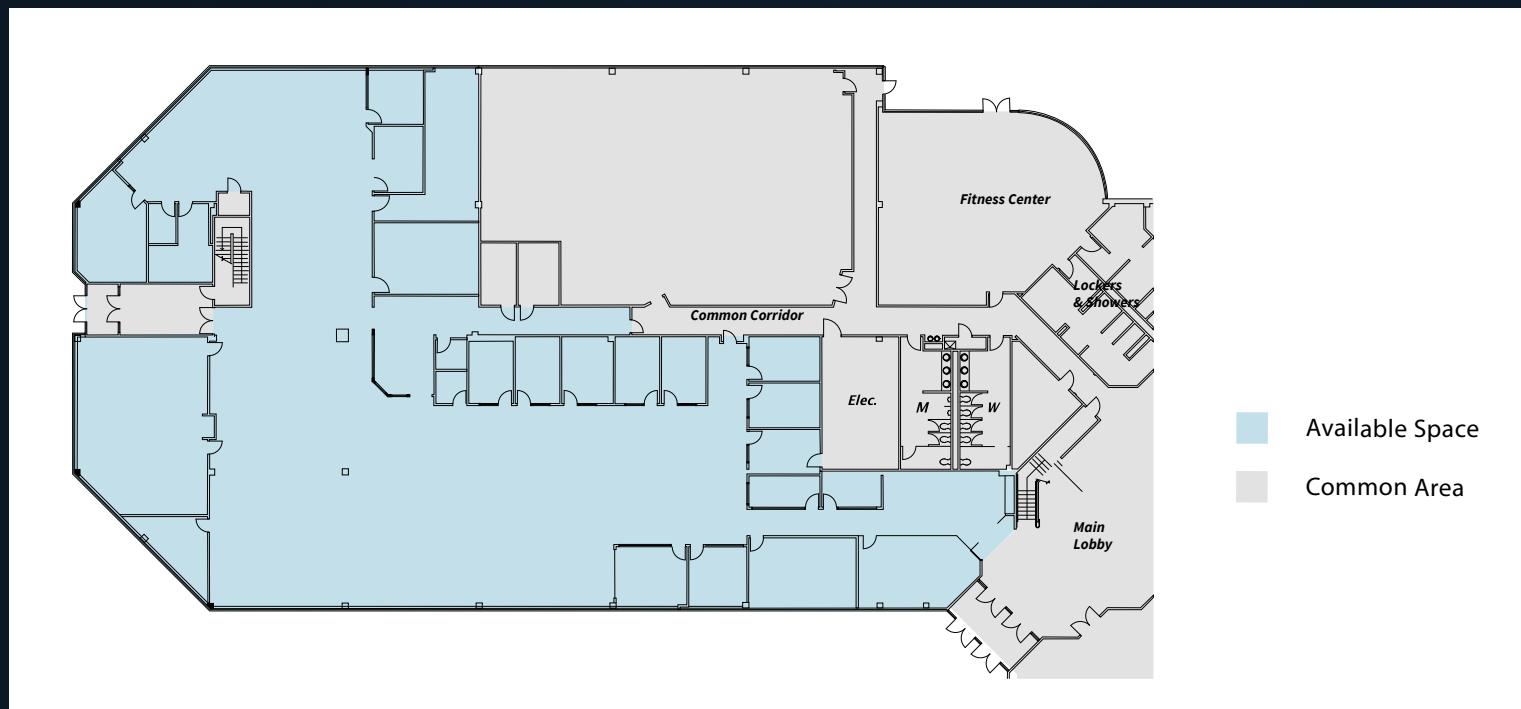


# FLOOR PLANS

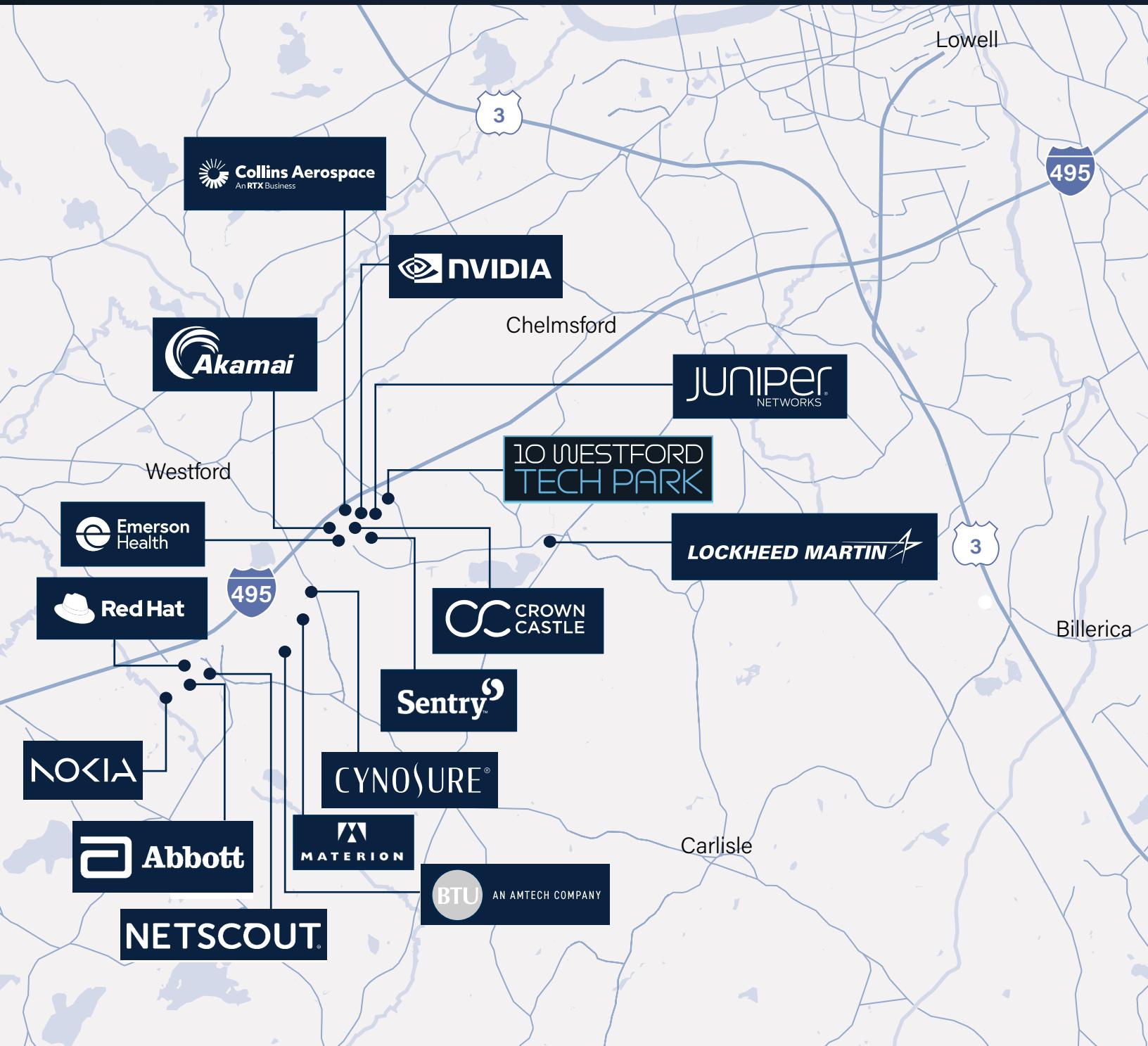
1ST FLOOR - 25,777 SF



1ST FLOOR - 18,005 SF



# CORPORATE NEIGHBORS MAP



# LOCATION MAP

## KEY

- Route 2
- Route 3
- Interstates 495

## Drive Times

Nashua, NH	Boston, MA
28 minutes	42 minutes
Manchester, NH	Worcester, MA
43 minutes	38 minutes

New Hampshire  
Massachusetts

10 WESTFORD  
TECH PARK

Worcester

38 minutes

Millbury

Manchester

43 minutes

Nashua

28 minutes

Boston

42 minutes

Quincy

3

95

INTERSTATE  
495

2

95

Framingham

3

Lowell

3

Derry

Exeter

INTERSTATE  
95

95

Amesbury

Salem

3

Quincy

95

Derry

Salem

# FOR LEASE

For more information, please contact:

**Chris Lawrence**

+1 617 316 6529

[christopher.lawrence@jll.com](mailto:christopher.lawrence@jll.com)

**Jamey Lipscomb**

+1 617 531 4109

[james.lipscomb@jll.com](mailto:james.lipscomb@jll.com)

**Brian Tisbert**

+1 617 531 4115

[brian.tisbert@jll.com](mailto:brian.tisbert@jll.com)

**Hannah Kiernan**

+1 617 531 4124

[hannah.kiernan@jll.com](mailto:hannah.kiernan@jll.com)

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