

10 WESTFORD  
TECH PARK



flex/R&D/Office Space  
For Lease





# BUILDING OVERVIEW



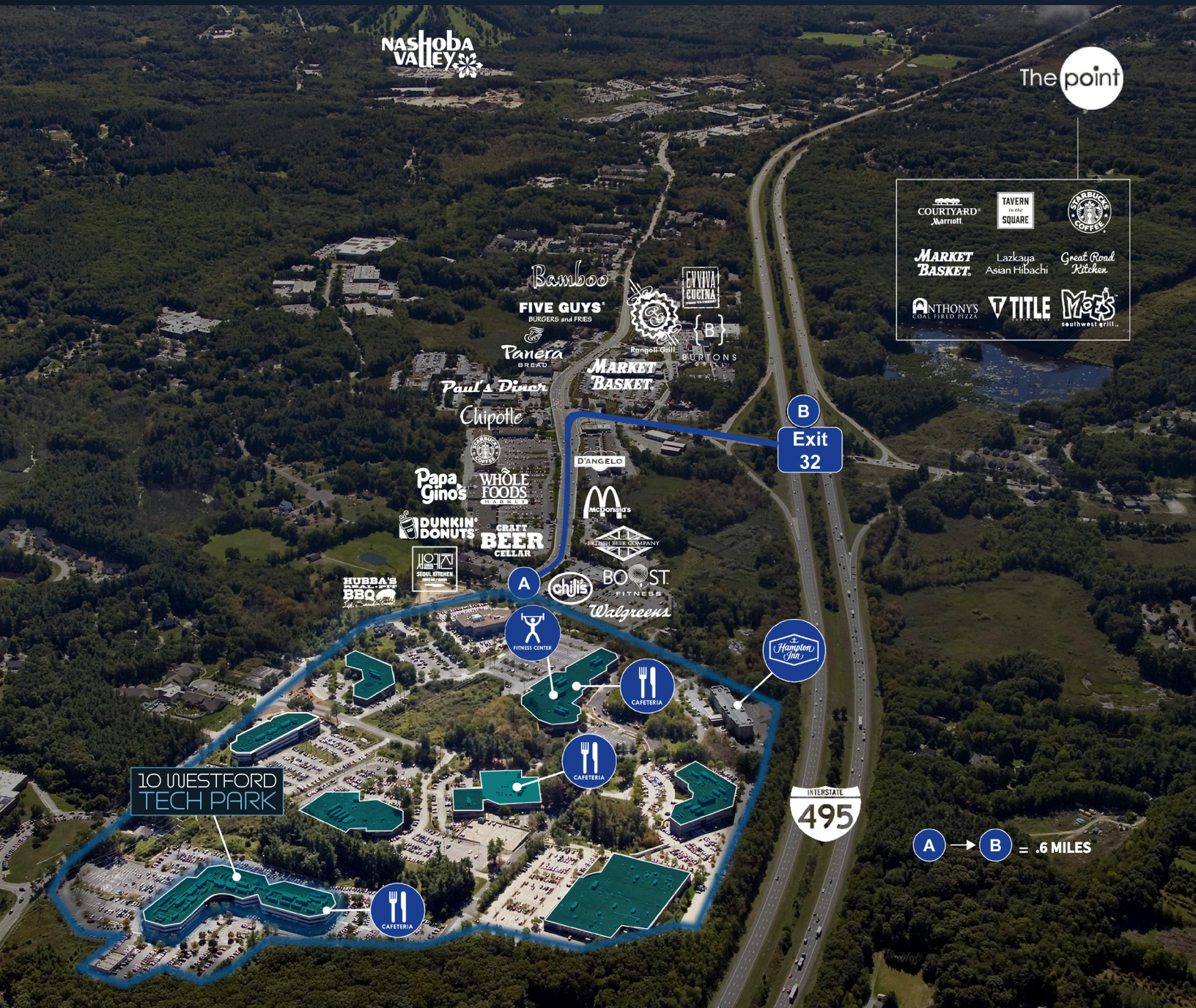
10 Technology Park Drive in Westford, MA, a 225,000 SF building, conveniently situated near interstate 495, was renovated in 2018. It offers a flexible space solution for a range of users, including those in the flex, R&D, and office sectors.

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

2001/2018

## Available Space

1st Floor  
- 25,777 SF  
- 18,005 SF

## Power

4,000a, 480/277v

## Building Size

225,000 SF

## Loading

One (1) common loading dock

## Parking

3.7/1,000 SF

## Number of Floors

Three (3)

## Clear Height

10'6" to joist; 13' to deck

## Utilities

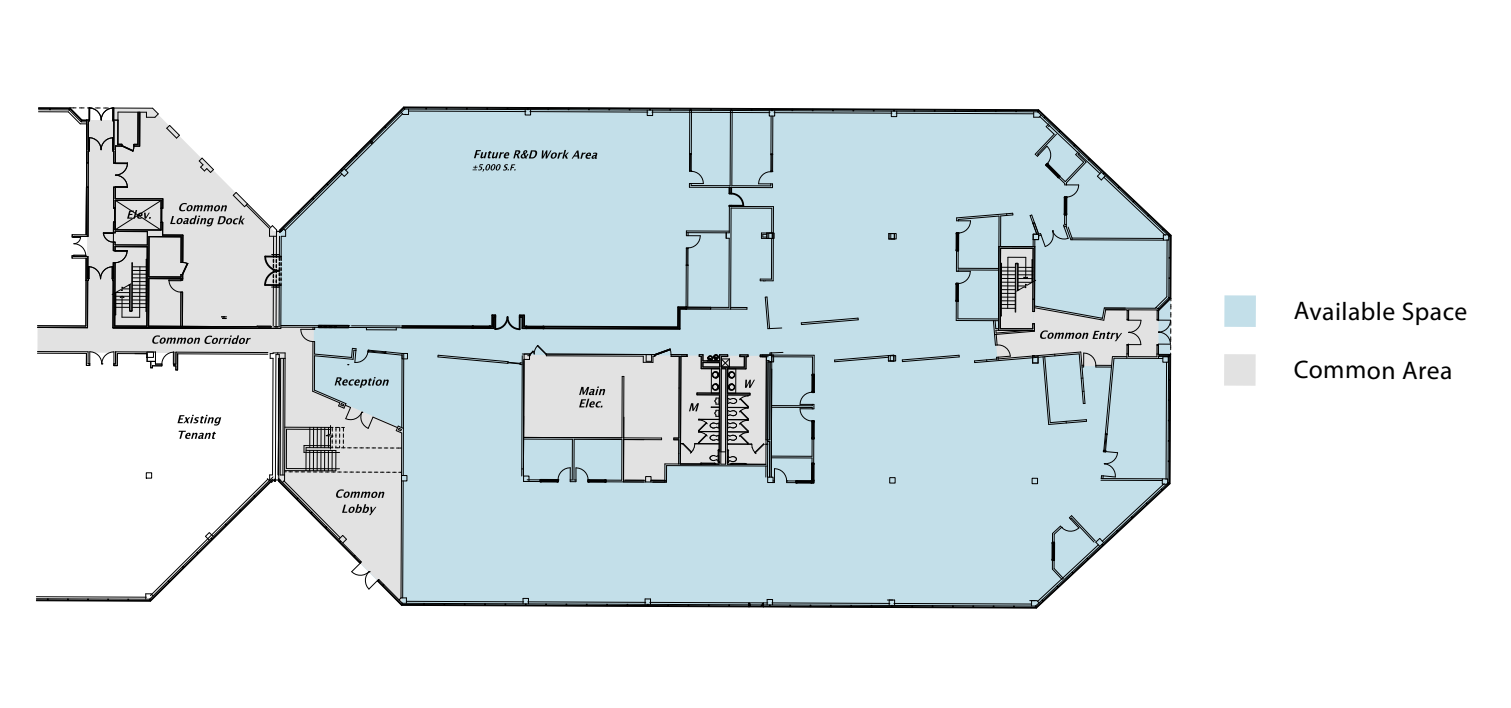
Electric: National Grid  
Natural Gas: National Grid  
Water & Sewer: Town of Westford/Private WWTP  
Telecom: Verizon, AT&T, Lighttower, Comcast





# FLOOR PLANS

1ST FLOOR— 25,777 SF

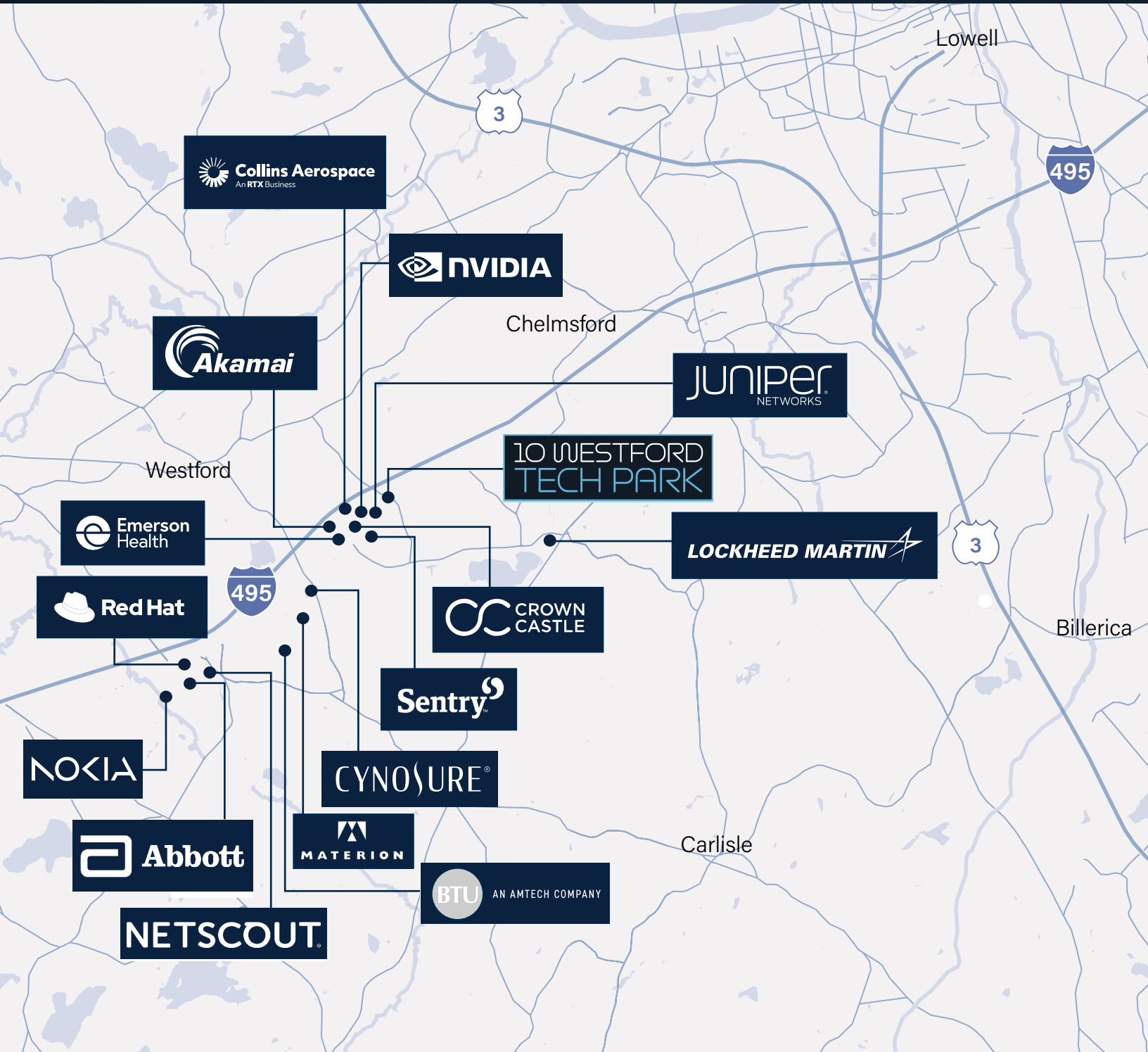


1ST FLOOR— 18,005 SF





# CORPORATE NEIGHBORS MAP





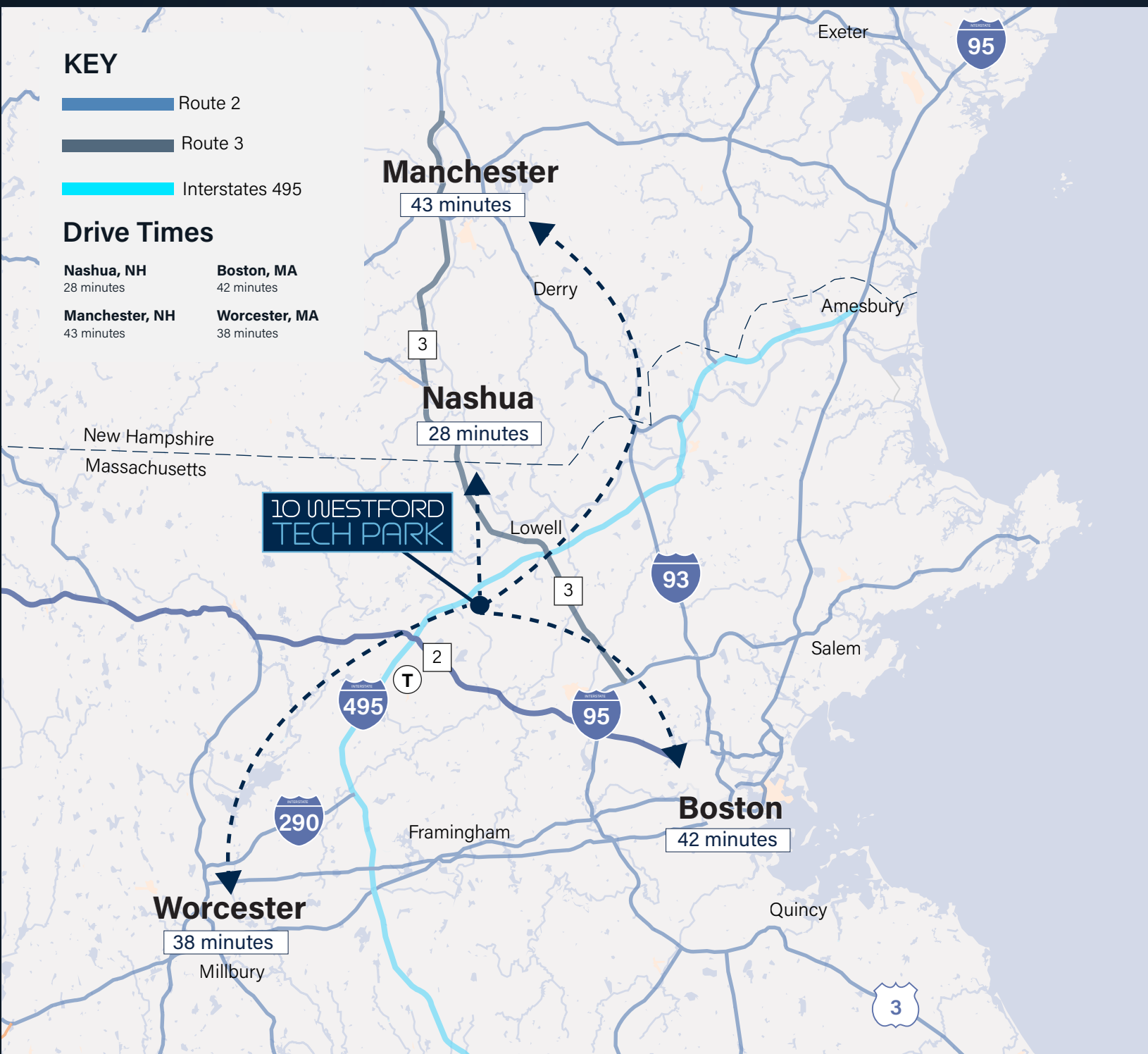
# LOCATION MAP

## KEY

- Route 2
- Route 3
- Interstates 495

## Drive Times

<b>Nashua, NH</b> 28 minutes	<b>Boston, MA</b> 42 minutes
<b>Manchester, NH</b> 43 minutes	<b>Worcester, MA</b> 38 minutes





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# FOR LEASE

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