



Cross River Center

Lowell, Massachusetts



Cross River Center

A Farley White Interests property

Cross River Center is a place where new ideas flourish. Originally constructed by Wang Laboratories in 1981, the 3-story property has been transformed into a multi-tenant project for first class office and R&D space. At 836,000 square feet, Cross River Center offers abundant space for a wide range of operations from a call center to pharmaceutical/research to medical device manufacturing and more.

With expansive space and key amenities, Cross River Center represents a clear advantage over stand-alone buildings. Its 7,000 square foot full-service cafeteria, conference facilities, fitness center and ample loading capacity provides significant added value for tenants. Exceptional electrical and HVAC capacity ensures the building's long-term suitability for technology-oriented tenants.

Cross River Center is conveniently located off Route 113, minutes from downtown Lowell and the University of Massachusetts Lowell campus, and easily accessible from routes 3 and 495. The surrounding greater Merrimack Valley is home to a sizeable professional and well-educated workforce.

Cross River Center features:

- Modern full service cafeteria
- Onsite Management
- 24/7 Security Service
- Conference Center
- Fitness Center
- 14 loading docks
- 16'0" floor to floor height
- 180 pounds psf floor load
- Five switchboards from incoming 22,900 volt utility company feed
- Five chillers — 3,130 tons total capacity
- 24 building pods, each with its own air handler utilizing the main chiller plant
- Over 1600 parking spaces
- 43 acres



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Dynamic Transformation

Lowell's history is one of growth and evolution, evidenced by its transformation from a hard-working 19th century mill town to a vibrant and vital 21st century center of business and technology.

Today it is home to companies such as Cisco Systems, Verizon, Coca Cola, Lowell General Hospital, Enterprise Bank and Trust and educational resources including the University of Massachusetts Lowell and Middlesex Community College.

Enriching the area are cultural assets such as the Lowell Memorial Auditorium, Merrimack Repertory Theatre, Umass Lowell Center for the Arts and the Lowell Philharmonic Orchestra.

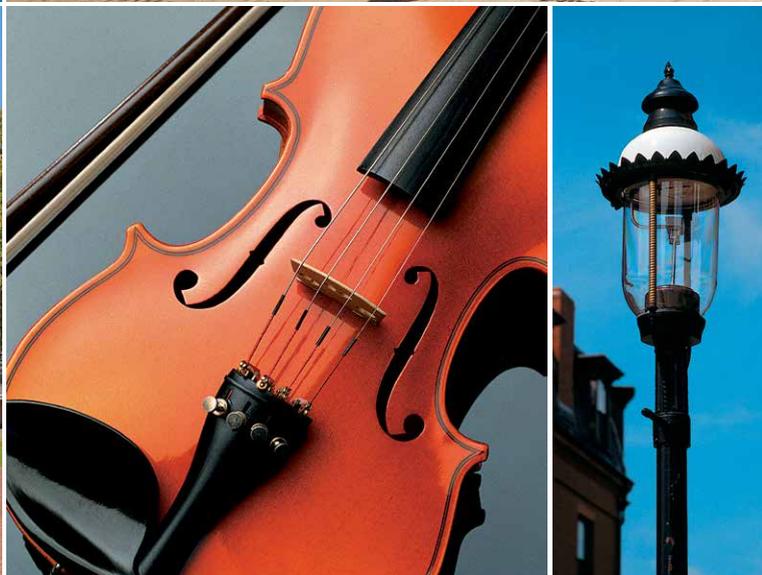
The city's location is ideal, a short drive from Interstate 93, I-495, routes 2, 128 and the Mass Pike, with commuter rail service to and from Boston, and an extensive local bus line. Logan International Airport is just a 35-minute trip away.

Close To All That Lowell Offers

Cross River Center is just a mile up the Merrimack River from the center of Lowell, where you'll find:

- Dozens of charming shops and restaurants including La Boniche Urban Bistro & Wine Bar and Cobblestones
- LeLacheur Park, home of the Lowell Spinners
- Tsongas Center at UMass Lowell
- An extensive walking/jogging trail along the Merrimack River
- Picturesque canals, an old time trolley system, and parks including Boarding House Park
- Patrick J. Mogan Cultural Center
- Lowell Summer Music Series at Boarding House Park
- The Boott Cotton Mills Museum
- The Suffolk Mill Turbine Exhibit

The Cross River Center is conveniently located near the Lowell-Dracut-Tyngsboro State Forest and its extensive recreational resources, including mountain biking and hiking.





FARLEY | WHITE INTERESTS

Farley White Interests, a Boston-based commercial real estate firm, owns the most commercial office space in the city of Lowell. We are passionate about our buildings and continuously work to improve them aesthetically and functionally. We pledge to deliver quality service and responsive management and ensure that our properties enhance the community.

CONTACT

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DIRECTIONS



Scan the QR code above for directions to Cross River Center

