

NP | NAGOG PARK

31, 35 & 43 Nagog Park | Acton, MA



THREE BUILDING OFFICE PORTFOLIO | INVESTMENT & OWNER/USER OPPORTUNITY



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Executive Summary

31, 35 & 43 Nagog Park | Acton, MA

SVN | Parsons Commercial Group | Boston is pleased to announce the opportunity to purchase a three-building 210,167 square foot Class A office portfolio in Acton, Massachusetts at Nagog Park. These buildings are being offered at below replacement costs, leaving the investor with a good basis to position these assets the best way possible. The offering includes 31, 35 & 43 Nagog Park in Acton, which is currently 31% leased to 12 diverse and strong credit tenants. The buildings are offered as a portfolio, but can be offered individually. Current ownership is working on trying to position the tenants throughout the portfolio to best fit investment needs.

This project offers the entrepreneurial investor or owner/user the opportunity to purchase these assets significantly below replacement cost and offering tremendous upside. Buyers will be entering the project at a very attractive basis allowing them to attract tenants through aggressive rental rates and tenant improvement packages.

31 Nagog Park:

- Three-story Class A office building totaling approximately 56,168 SF
- Currently 63.4% leased to 5 tenants

35 Nagog Park:

- Three-story Class A office building totaling approximately 94,675 SF
- Currently 18.5% leased to 3 tenants

43 Nagog Park:

- Two-story Class A office building totaling approximately 59,324 SF
- Currently 21.2% leased to 4 tenants

For pricing information or to schedule a tour, please reach out to the listing broker Matt Cuneo at 508-271-9212 or matt.cuneo@svn.com



Property Overview

31 Nagog Park Acton, MA

SITE

PROPERTY ADDRESS	31 Nagog Park Acton, MA
LAND AREA	4.71 Acres
ZONE CODE	GI/OP1 [General Industrial/Office Park 1]
DEVELOPER	Nagog Development Corporation
OWNER	National Development
ARCHITECT	Symmes Maini & McKee

IMPROVEMENTS

BUILDING PROFILE	Three-story Class A office building totaling 56,168 square feet and ideally situated adjacent to the Nagog Mall amenity center
DATE OPENED	1997, renovated in 2011-2013
FLOORS	Three
BUILDING RENTABLE AREA	56,168 square feet
AVERAGE FLOOR SIZE	18,722 square feet

CONSTRUCTION

STRUCTURE	Steel frame
FOUNDATION	Concrete slab with reinforced concrete footings
FAÇADE	Brick/masonry
ROOF	Fully-adhered rubber membrane manufactured by Versico and installed in 2013; under warranty through 2028
WINDOWS	Anodized aluminum-framed double glazed ribbon windows
FLOOR COVERINGS	Carpet/tile
CEILINGS	2x4/2x2 Tile
FINISHED CEILING HEIGHT	8'8" [average]
PARKING	160 parking spaces; ratio of 2.85/1,000 SF



UTILITIES

ELECTRICITY	Nstar
GAS	National Grid
WATER	Town of Acton
SEWER	On-site wastewater treatment plant*
CABLE	Verizon FIOS

BUILDING SYSTEMS

ELEVATORS	One passenger elevator with 3,500 pound capacity, manufactured by Dover- installed in 1997 One freight elevator services only MCI on floors 1-2 Two Trane Intellipak gas-fired rooftop units [50-ton capacity each] installed in 1997 Three Carrier split-system units [two 5-ton and one 3.5-ton capacity] installed in 2003
HVAC SYSTEM	Three Magic Aire split air handlers [two 5-ton and one 3.5-ton capacity] installed in 2003 One Hydrotherm gas-fired boiler [1.8 million BTU] installed in 1997
ELECTRIC SERVICE	Four 277/480 volt, 400 amp mains [1,600 amps total]
ENERGY MANAGEMENT	Honeywell system with control upgrades in 2014
LIFE SAFETY	100% wet sprinklered
SECURITY	Card access system for building tenants

Property Overview

35 Nagog Park Acton, MA

SITE

PROPERTY ADDRESS	35 Nagog Park Acton, MA
LAND AREA	6.54 Acres
ZONE CODE	GI/OP1 [General Industrial/Office Park 1]
DEVELOPER	Nagog Development Corporation
OWNER	National Development
ARCHITECT	Symmes Maini & McKee

IMPROVEMENTS

BUILDING PROFILE	Three-story Class A office building totaling 94,675 square feet and featuring a distinct architectural design with an attractive window line
DATE OPENED	1988, renovated in 2011-2013
FLOORS	Three
BUILDING RENTABLE AREA	94,675 square feet
AVERAGE FLOOR SIZE	31,558 square feet

CONSTRUCTION

STRUCTURE	Steel frame
FOUNDATION	Concrete slab with reinforced concrete footings
FAÇADE	Red brick/masonry
ROOF	Fully-adhered rubber membrane manufactured by Versico and installed in 2013; under warranty through 2028
WINDOWS	Anodized aluminum-framed double glazed ribbon windows
FLOOR COVERINGS	Carpet/tile
CEILINGS	2x4/2x2 Tile
FINISHED CEILING HEIGHT	9'0" (average)
PARKING	345 parking spaces; ratio of 3.63/1,000 SF
LOADING	One [tailboard with levelers]



UTILITIES

ELECTRICITY	Nstar
GAS	National Grid
WATER	Town of Acton
SEWER	On-site wastewater treatment plant*
CABLE	Verizon FIOS

BUILDING SYSTEMS

ELEVATORS	One passenger elevator with 2,500 lb capacity, manufactured by Trodella- installed in 1988 One freight elevator services only MCI on floors 1,2 Six McQuay electric units [Four 40-ton and two 50-ton capacity each] installed in 2011
HVAC SYSTEM	One Hydrotherm gas-fired boiler [2.5 million BTU] installed in 1988 One Rheem Roud/Universal gas-fired hot water heater [90 gallons] installed in 2004 One State/Sandblaster electric water heater [120 gallons] installed in 2001 Two 277/480 volt, 400 amp mains [800 amps] Additional tenant-specific, landlord-owned emergency generator installed for Affirmed Networks in 2012
ELECTRIC SERVICE	
ENERGY MANAGEMENT	Honeywell system with control upgrades in 2014
LIFE SAFETY	100% wet sprinklered
SECURITY	Card access system for building tenants

Property Overview

43 Nagog Park Acton, MA

SITE

PROPERTY ADDRESS	43 Nagog Park Acton, MA
LAND AREA	5.34 Acres
ZONE CODE	GI/OP1 [General Industrial/Office Park 1]
DEVELOPER	Nagog Development Corporation
OWNER	National Development
ARCHITECT	Symmes Maini & McKee

IMPROVEMENTS

BUILDING PROFILE	Two-story Class A office building totaling 59,324 square feet and featuring a distinct architectural design with an attractive window line
DATE OPENED	1984, renovated in 2011-2013
FLOORS	Two
BUILDING RENTABLE AREA	59,324 square feet
AVERAGE FLOOR SIZE	29,662 square feet

CONSTRUCTION

STRUCTURE	Steel frame
FOUNDATION	Concrete slab with reinforced concrete footings
FAÇADE	Red brick/masonry
ROOF	Fully-adhered rubber membrane manufactured by Versico and installed in 2013; under warranty through 2028
WINDOWS	Anodized aluminum-framed double glazed ribbon windows
FLOOR COVERINGS	Carpet/tile
CEILINGS	2x4/2x2 Tile
FINISHED CEILING HEIGHT	9'0" [average]
PARKING	261 parking spaces; ratio of 4.40/1,000 SF
LOADING	Two [one with levelers]



UTILITIES

ELECTRICITY	Nstar
GAS	National Grid
WATER	Town of Acton
SEWER	On-site wastewater treatment plant*
CABLE	Verizon FIOS

BUILDING SYSTEMS

ELEVATORS	One passenger elevator with 2,500 pound capacity, manufactured by Otis and installed in 1983
HVAC SYSTEM	Two McQuay electric units (70-ton capacity each) installed in 2009
ELECTRIC SERVICE	One State/Sandblaster electric water heater [120 gallons] installed in 2001
ENERGY MANAGEMENT	Four 120/280 volt, 400 amp mains [1,600 amps total]
LIFE SAFETY	Honeywell system with control upgrades in 2014
SECURITY	Service to the building but not all spaces sprinklered
	Card access system for building tenants

Investment Highlights



Prime Class A Office Portfolio

Portfolio consists of three completely renovated and amenitized Class A office assets totaling 210,167 square feet on a 16.6 acre site in Acton, Massachusetts. The offering represents a critical mass of Class A product in a dynamic mixed-use campus setting.



Central Location

Nagog Park is positioned adjacent to Nagog Mall and other nearby amenities, such as Cornerstone Square, Westford Valley Marketplace, and The Point, all within a ten-minute drive. Located within close proximity to I-495, I-95, and Route 2, Nagog Park is an location for businesses.



Investment or Owner-User Opportunity

This opportunity provides entrepreneurial investors or owner/users with the chance to acquire these assets well below replacement cost, presenting tremendous upside potential. Buyers can enter the project at an exceptionally favorable basis, leveraging the opportunity for strategic lease-up.





NP NAGOG PARK

CORNERSTONE SQUARE

WESTFORD VALLEY MARKETPLACE

NAGOG MALL

PROVEN LOCATION | ACTON, MA

- I-495
5 Minute Drive
- Route 2
7 Minute Drive
- Route 128/I-95
15 Minute Drive
- MBTA Commuter Rail
10 Minute Drive
- NASHUA, NH**
25 Minute Drive
- BOSTON, MA**
30 Minute Drive
- Logan International Airport | 10 Minute Drive

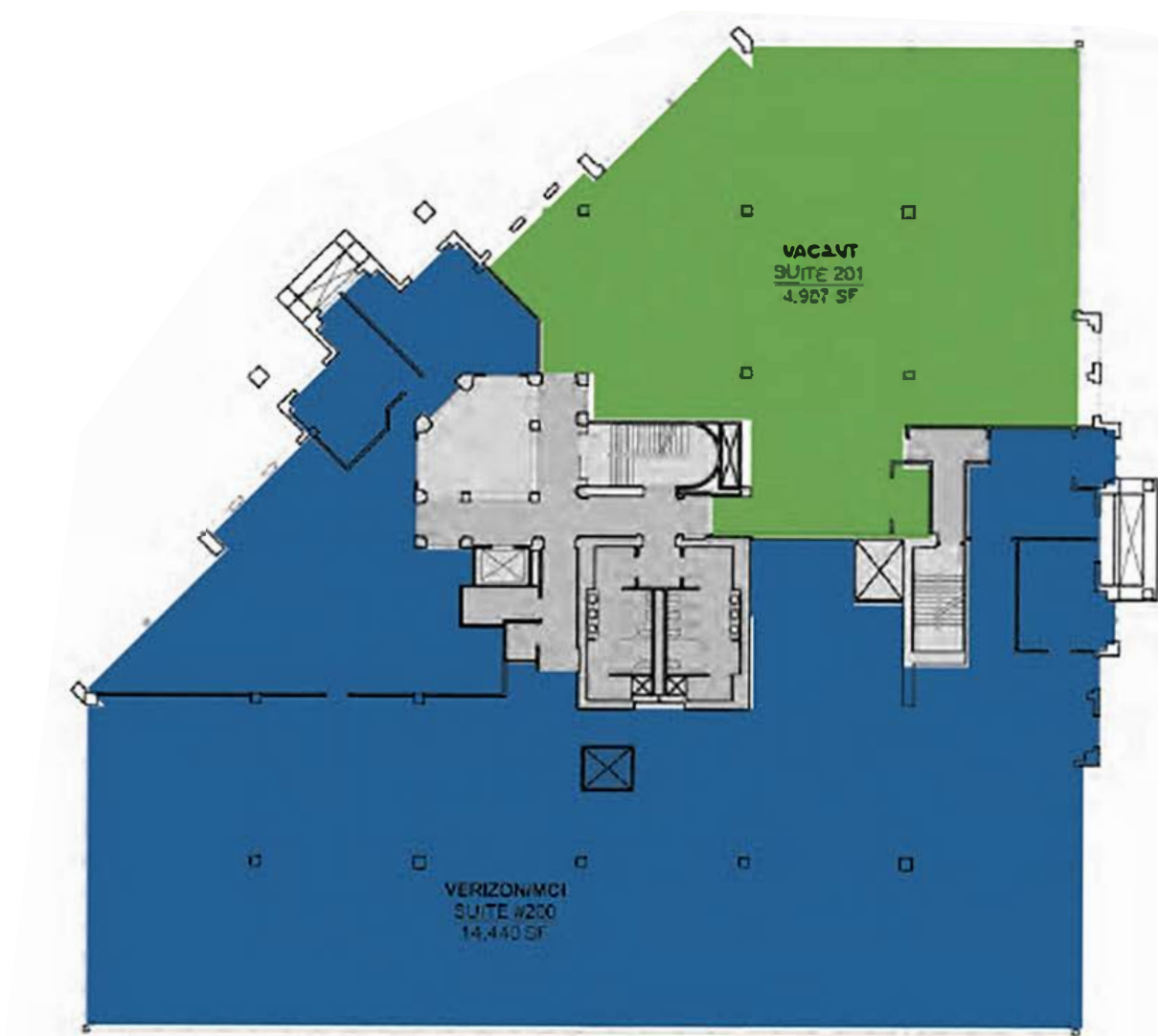
Floor Plans | First Floor

31 Nagog Park Acton, MA



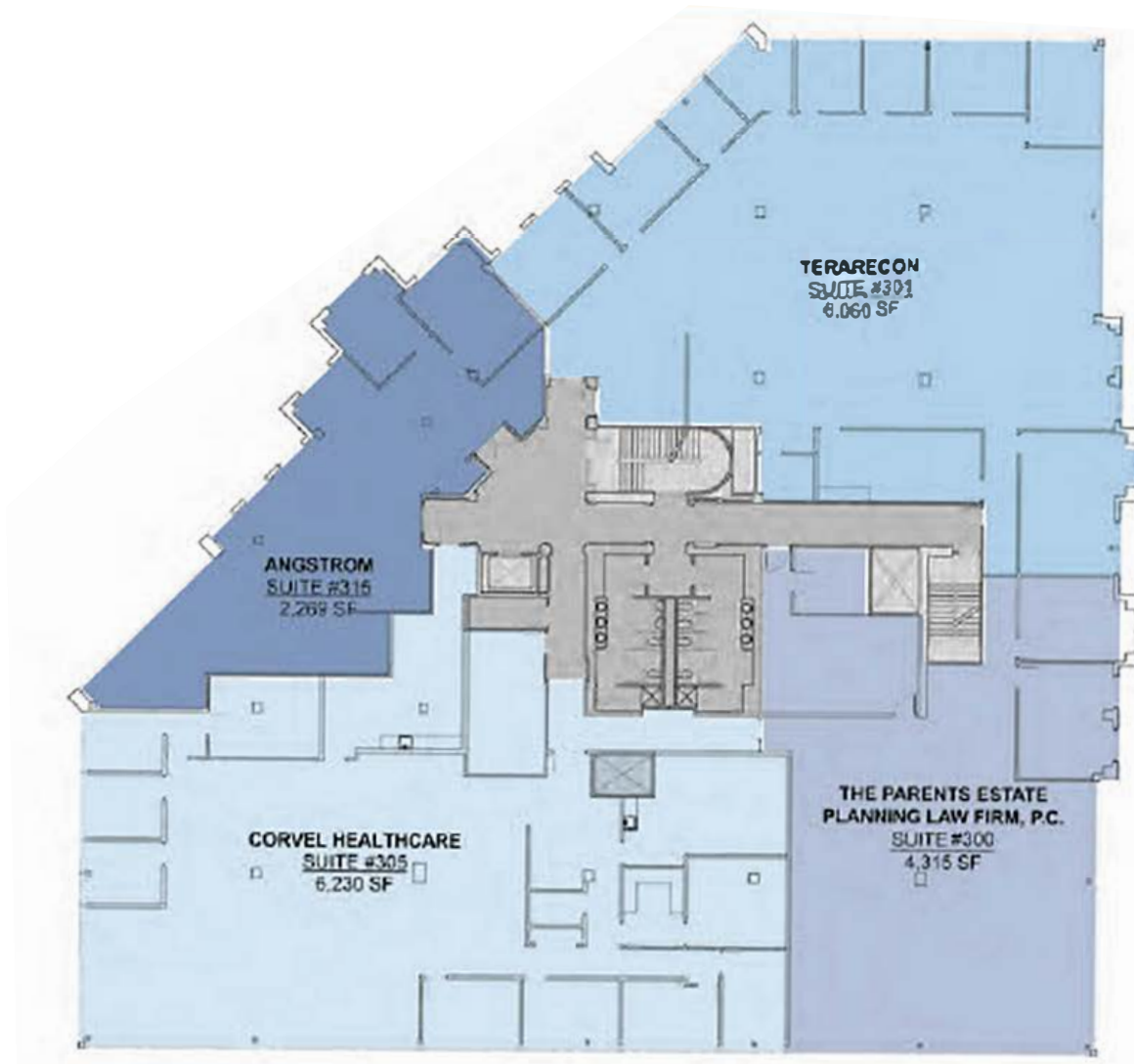
Floor Plans | Second Floor

31 Nagog Park Acton, MA



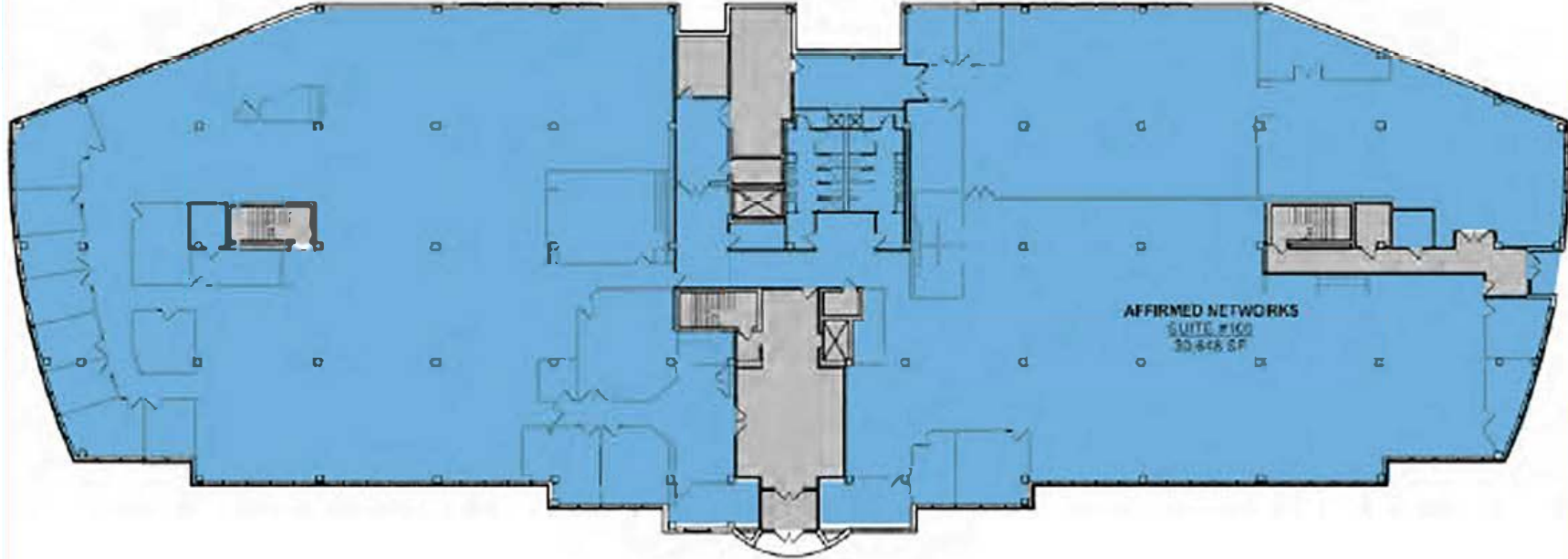
Floor Plans | Third Floor

31 Nagog Park Acton, MA



Floor Plans | First Floor

35 Nagog Park Acton, MA



Floor Plans | Second Floor

35 Nagog Park Acton, MA



Floor Plans | Third Floor

35 Nagog Park Acton, MA



Floor Plans | First Floor

43 Nagog Park Acton, MA



Floor Plans | Second Floor

43 Nagog Park Acton, MA





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NP | NAGOG PARK

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