



PREMIER SUBLICENSE AVAILABLE

7,928 SF - 34,983 SF

80 Central Street (Tech Central) is a high-performance office and R&D facility located in Boxborough, MA. The building offers robust infrastructure, modern amenities, and strategic access to major highways, making it ideal for technology, life sciences, and professional services tenants.

SUBLICENSE HIGHLIGHTS



7,928 SF - 34,983 SF available for sublease through 11/30/2035



Ready to go furnished spaces



3.75/1,000 SF parking ratio



125-seat full-service cafeteria



On-site fitness center with renovated locker rooms (2021)



Two dock-level loading doors + 10,000 lb freight elevator



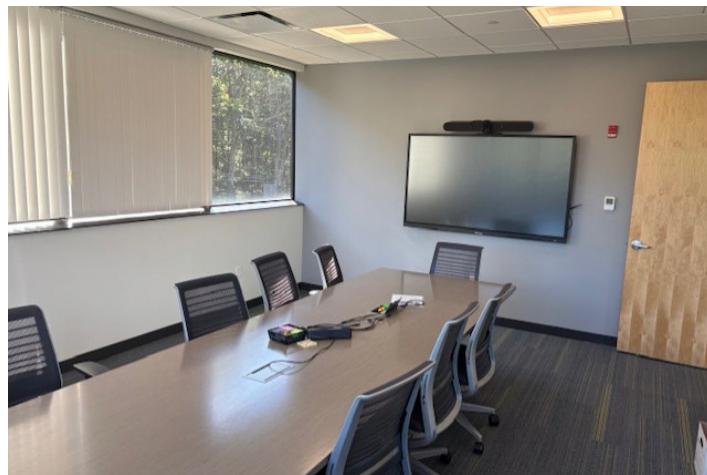
410 tons of HVAC capacity + 5,000 amps at 480V



CAT 5 & 6 wiring + Fiber Optic connectivity (Lightower & Verizon)

WHY TENANTS THRIVE HERE

- **Strategic location at Route 2 & I-495**, with access to Route 3, I-90, and I-93
- **30 minutes to Downtown Boston**, Logan Airport, and Amtrak stations
- **Surrounded by top-tier employers**: Intel, Redhat, Medtronic, Lockheed, Thermo Fisher
- **Robust infrastructure** for high-tech and R&D operations

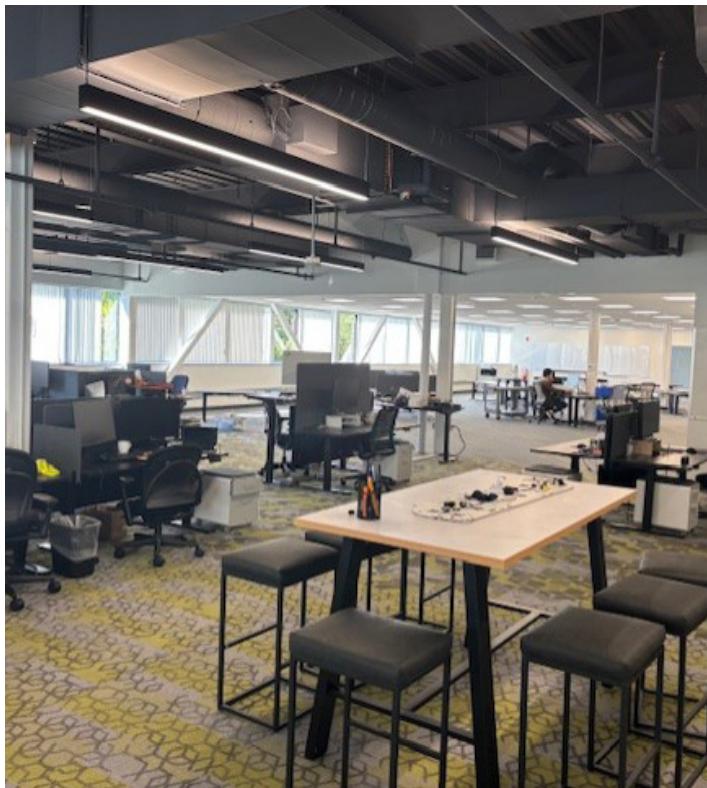


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SPACE PHOTOS

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CENTRAL STREET
TECH CENTRAL



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 **CUSHMAN &
WAKEFIELD**

SECOND FLOOR OVERALL TEST FIT

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FOR MORE INFORMATION PLEASE CONTACT:

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