

# PREMIER SUBLEASE AVAILABLE

## 7,928 SF - 34,983 SF

# 80

CENTRAL STREET  
TECH CENTRAL

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.

### SUBLEASE 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



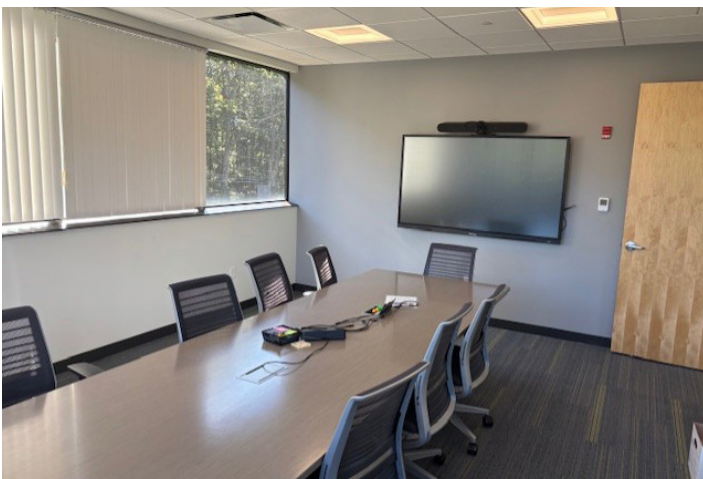
410 tons of HVAC capacity + 5,000 amps at 480V



CAT 5 & 6 wiring + Fiber Optic connectivity (Lighttower & 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

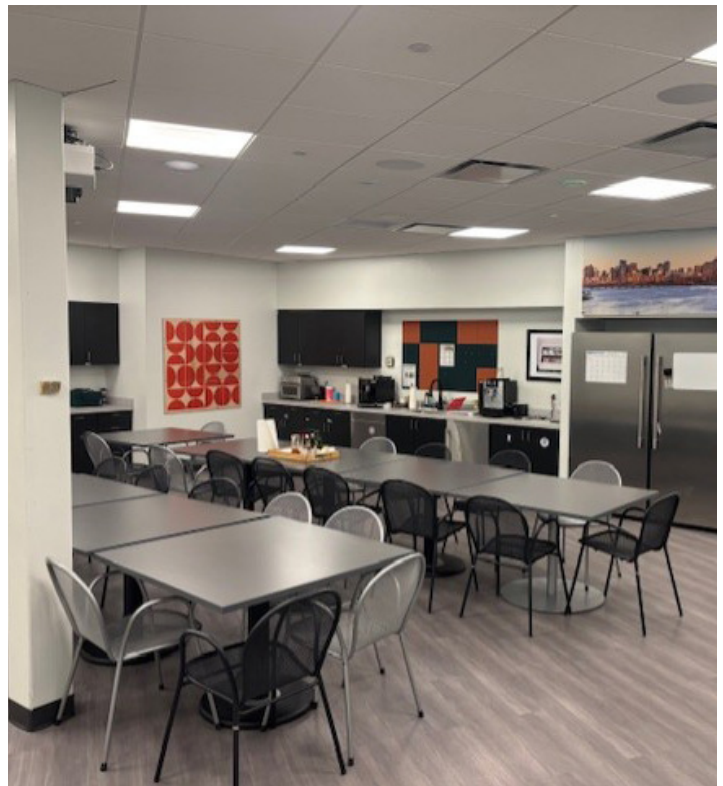
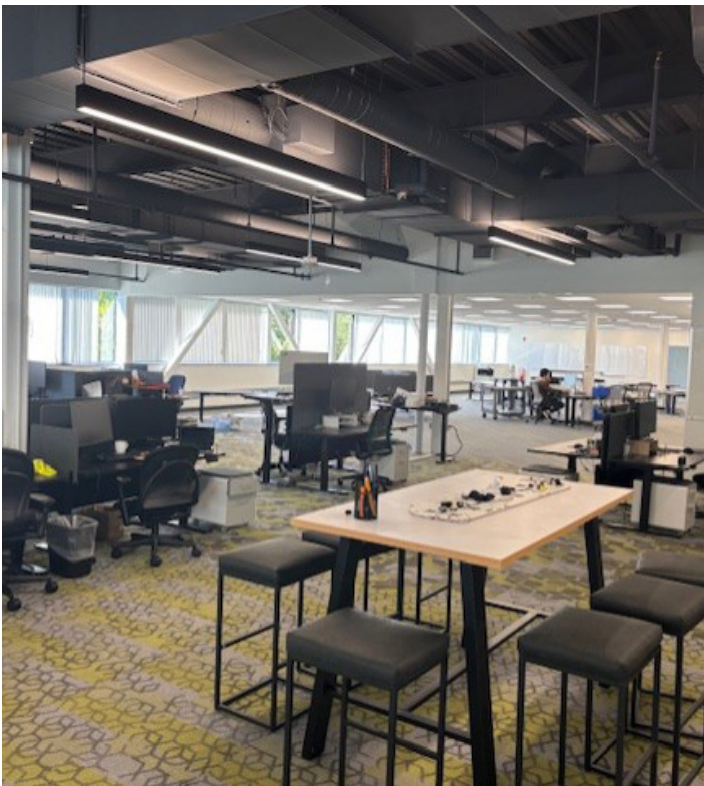
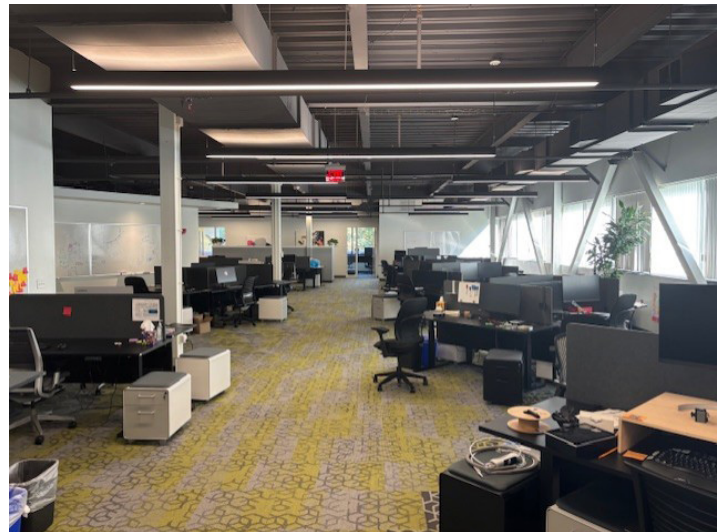
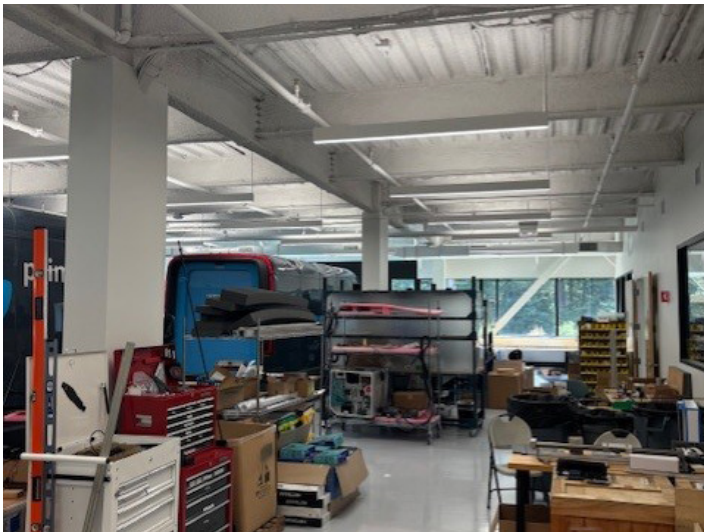




# SPACE PHOTOS

# 80

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TECH CENTRAL



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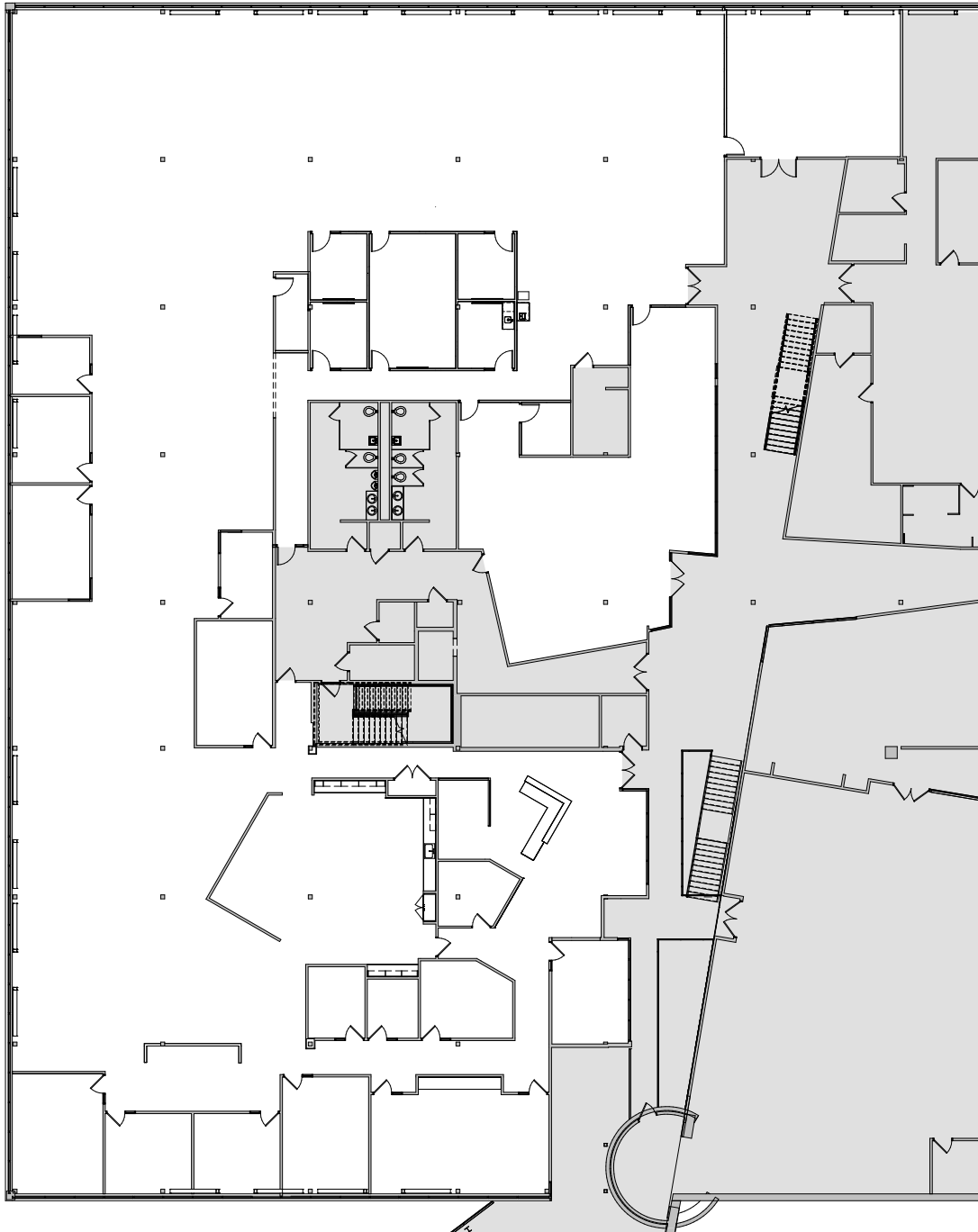
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# SECOND FLOOR

## OVERALL TEST FIT

Available 7,928 - 34,983 SF



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## FOR MORE INFORMATION PLEASE CONTACT:

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