

Properties for Lease

1 255 Great Rd, Littleton, MA 01460



Property Details

Rental Rate Yr	\$12.00 - \$20.00 /SF/Yr
Property Type	Office
Property Sub-type	Medical
Rentable Building Area	20,350 SF
Building Class	B
Year Built	1999
Status	Active

Broker Information



John McLaughlin
(781) 229-2022

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1st Floor Ste 1-Branch	4,100 SF	\$20.00 /SF/Yr	4,100 SF	16,800 SF	Relet	Immediate	"Full Leasing Fee \$1.00 PSF" available to outside brokers whom facilitates a five year executed lease on or before December 31, 2018.	
1st Floor Ste 2-Executive	6,400 SF	\$15.00 /SF/Yr	6,400 SF	16,800 SF	Relet	Immediate	"Full Leasing Fee \$1.00 PSF" available to outside brokers whom facilitate a five year executed lease on or before December 31, 2018.	
2nd Floor Ste 3-Executive	6,300 SF	\$12.00 /SF/Yr	6,300 SF	16,800 SF	Relet	Immediate	"Full Leasing Fee \$1.00 PSF" available to outside brokers whom facilitates a five year executed lease on or before December 27, 2018.	

Property Description

Colonial style 20,750 ± SF, 2-story mixed use retail, office & medical complex for end- user seeking a high profile location.

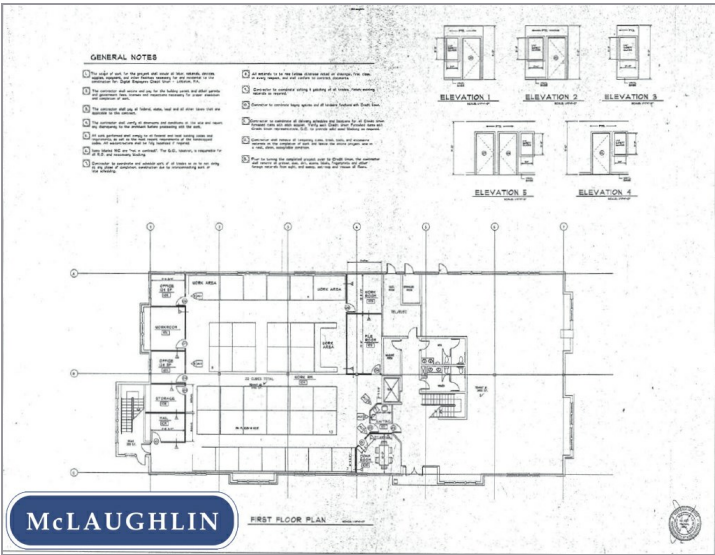
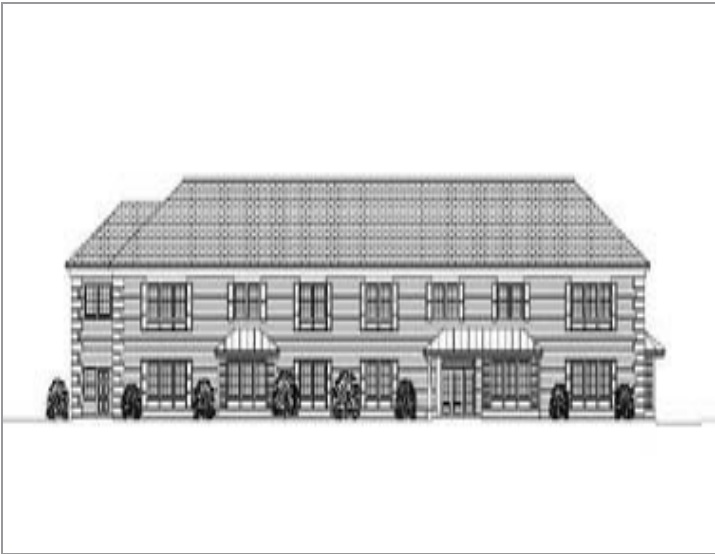
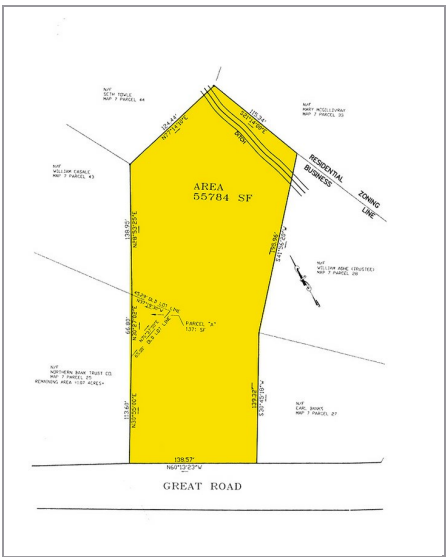
The building was built in 1999 per DCU requirements and is located within Littleton's CBD on Great Rd. (a/k/a Rt. 2A/Rt. 119) in the heart of the "I-495 Technology Belt". This attractive first class colonial building is ideal for investors and or end-user seeking a high profile retail-office-medical location. Previously the property was master leased (NN) to DCU/ Digital Credit Union whom has downsized and relocated to The Point, Littleton, MA.

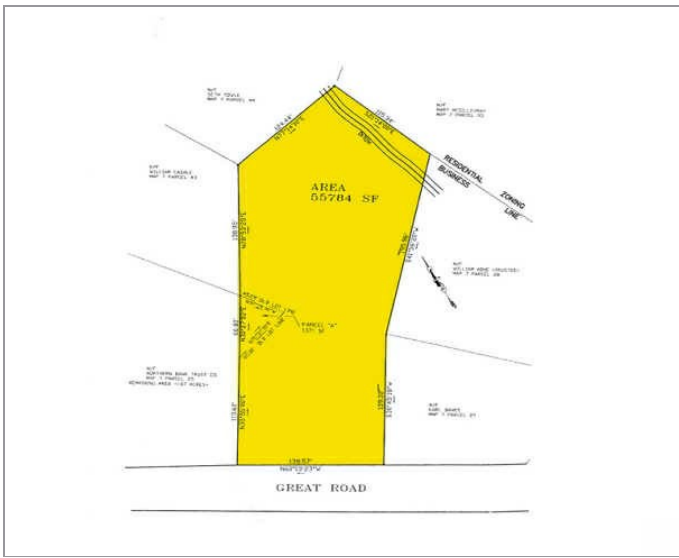
The subject property is located on Great Road, approximately one mile off of Route 495, Exit 31. Great Road is also known as Route 119 and the property is located near the intersection of Route 2A/ Routes 119/110, abutting Northern Bank and Trust, diagonally across the street from Citizens Bank, Main Street Band and Donelans Shopping Plaza. Also in the immediate area of CVS Pharmacy, Fisher Auto Parts, Tedeschi Food Shops, Demoulas Market Basket at The Point, Dunkin Donuts, Mobil, Wayside Kitchens, U.S. Post Office, The Pointe Plaza (a 500,000 SF commercial project at the intersections of Route 110 and 119 to which the subject will be relocating), featuring such stores as Starbucks, Coopers, Rocky Mountain Sports, Tavern in the Square, Mondanos, Great Clips, Marriott Courtyard, Orange Leaf Frozen Yogurt, etc., Town of Littleton offices, Concord Lumber, Gulf Station, Compaq New England (acquired IBM, Inc.), Nashoba Valley Ski Area, Yangtze River Restaurant, Concord Lumber, Kimball Farm (Westford), Cataldo's Gift and Garden (Acton), Acton Medical Associates (Acton), Acorn Plaza (Westford town line) and several others, as shown in more detail on the neighborhood map on the following page.

Highlights

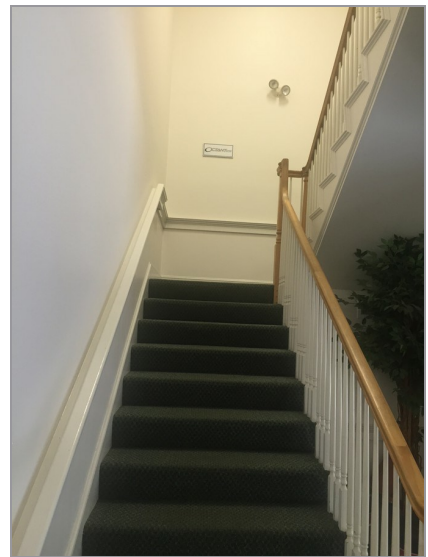
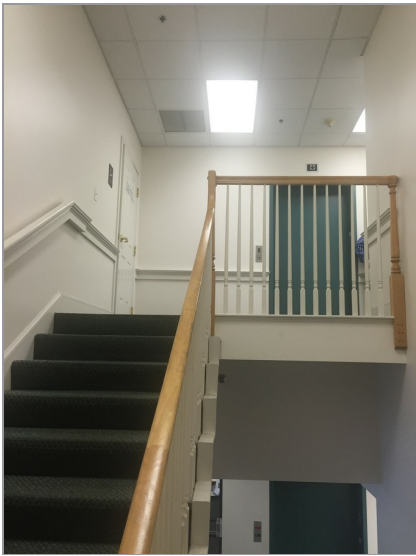
Potential Drive Through ATM	ADA Compliant	Fire Suppression System-Wet
Elevator	72 Parking Spaces	15,000 + VPD Traffic Counts

Photos

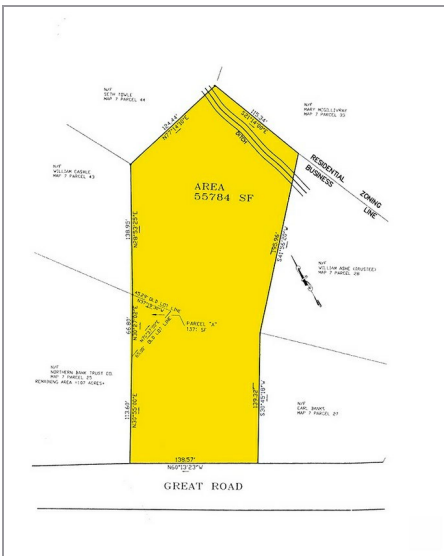
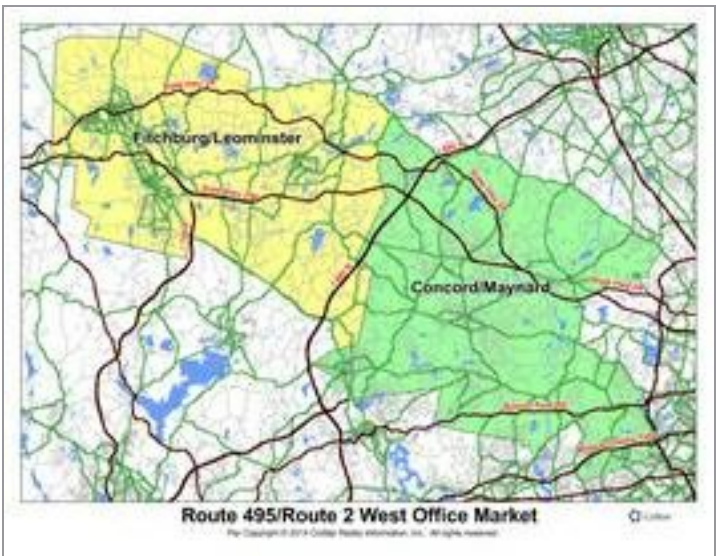




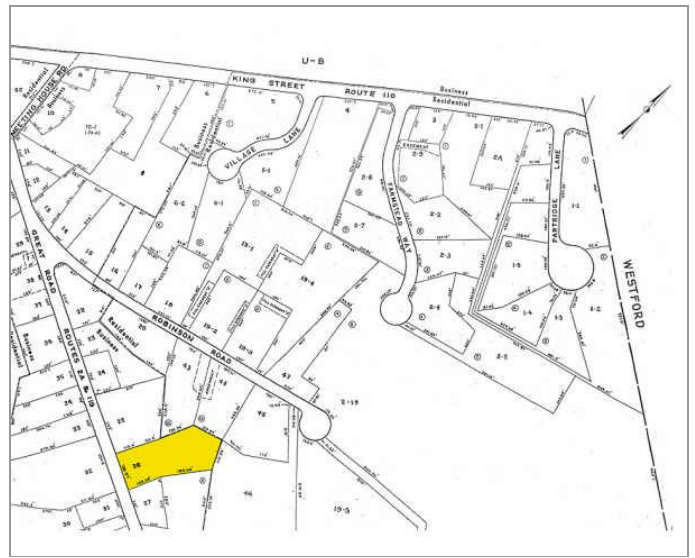
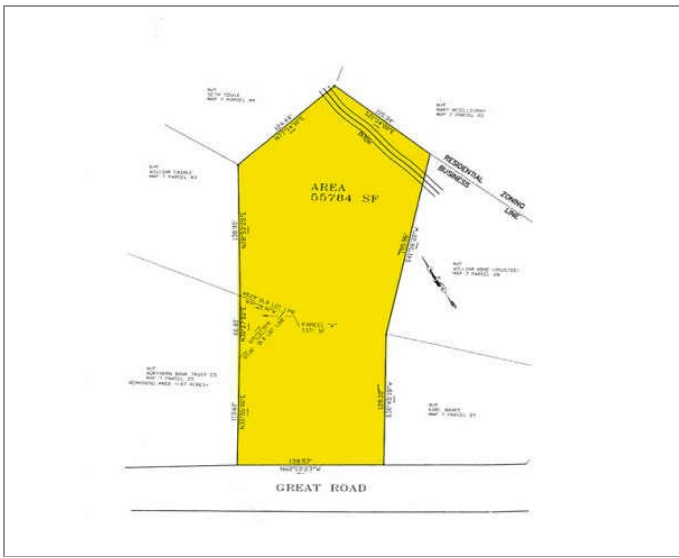




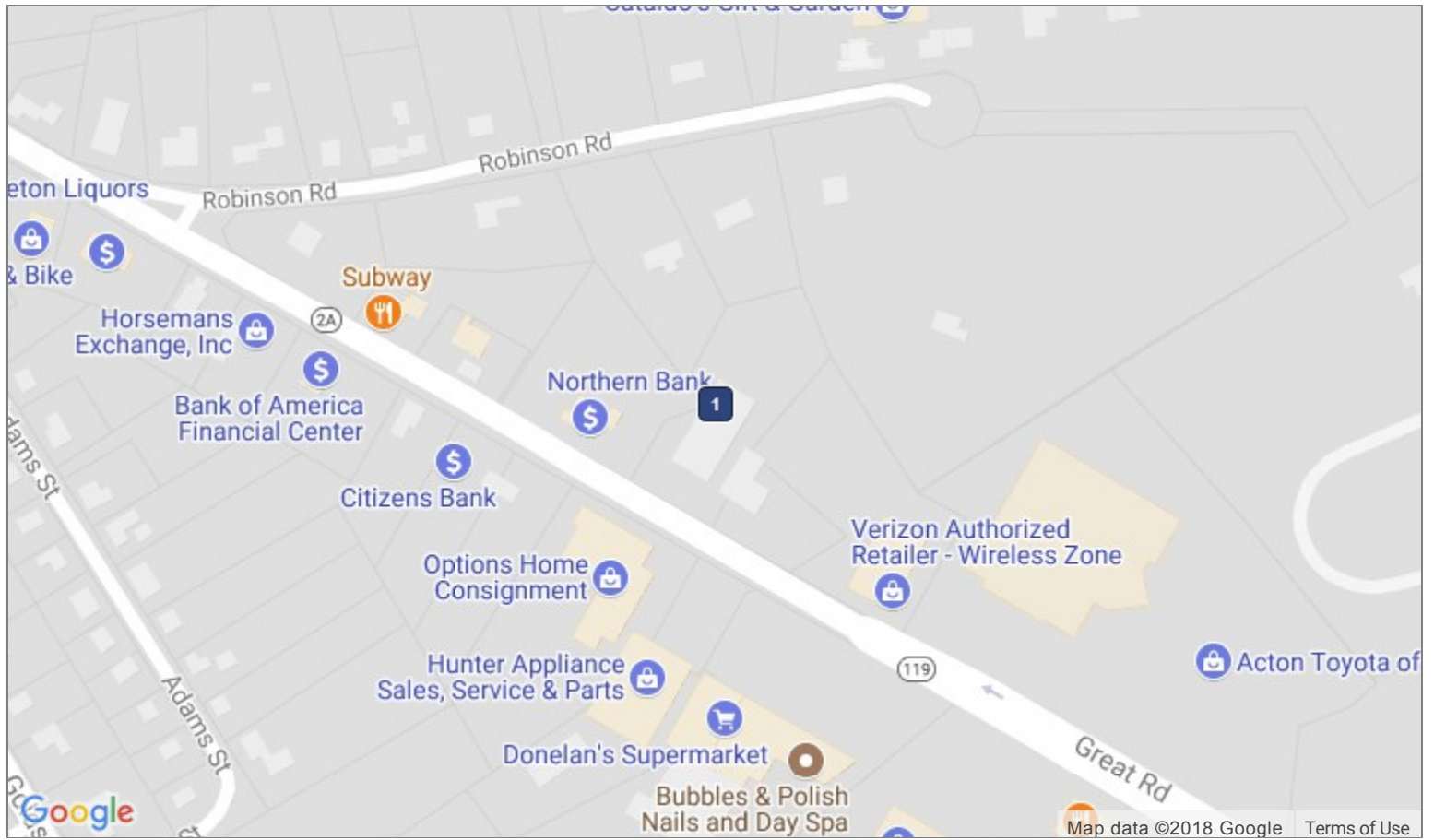








Map



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Littleton, MA 01460
