

# 295 FOSTER STREET

## LITTLETON, MA

# FOR LEASE

2,800 TO 63,443 SF AVAILABLE



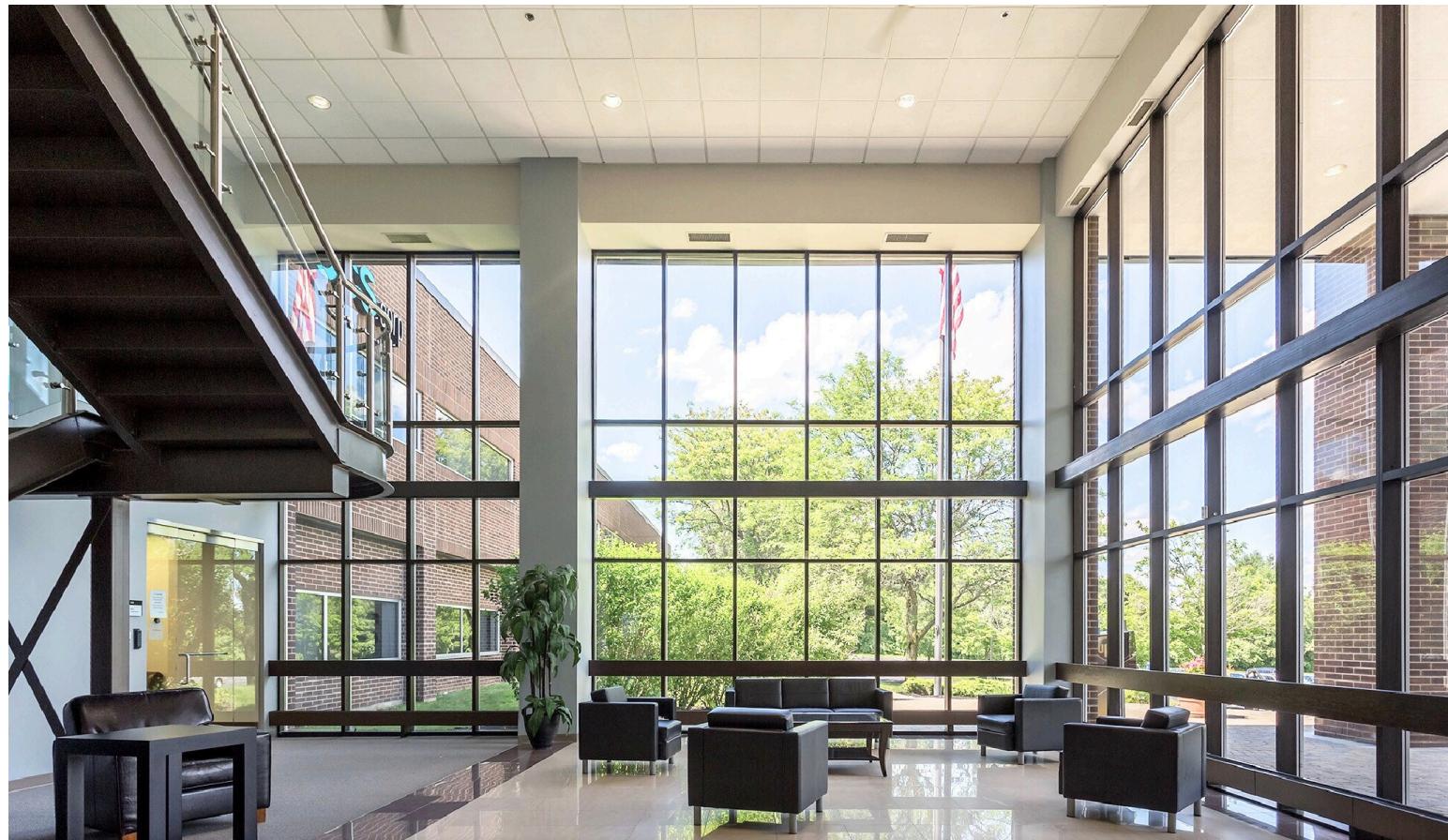
OFFICE SPACE AVAIL. | INTERSECTION OF RTS. 2/495

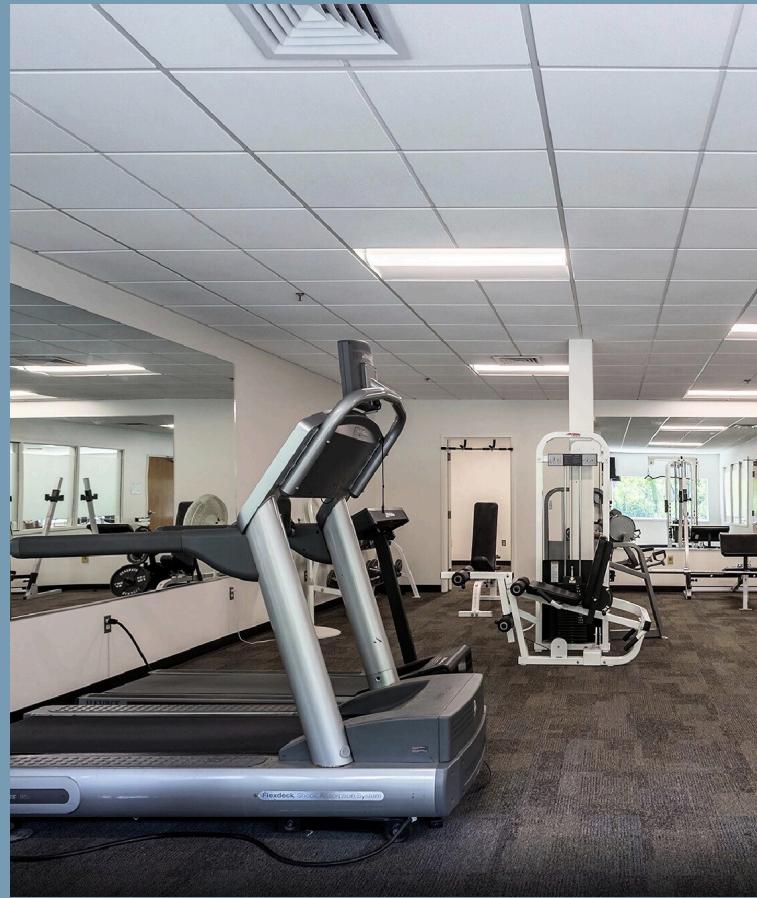
<b>BUILDING SIZE:</b>	96,394 SF	<b>ZONING:</b>	INDUSTRIAL A
<b>AVAILABLE:</b>	2,800 – 63,443 SF	<b>HVAC:</b>	ELECTRIC HEAT PUMP/COOLING UNITS
<b>SITE:</b>	19.5 ACRES	<b>POWER:</b>	3,000 AMPS, 480/277V
<b>PARKING:</b>	4.5/1000	<b>WATER:</b>	TOWN OF LITTLETON (WASTEWATER);
<b>RENTAL RATE:</b>	\$14.95 + ELECTRIC		PRIVATE SEPTIC 12,000 GALLON
<b>LOADING:</b>	COMMON LOADING DOCK	<b>TELECOMM:</b>	VERIZON FIOS FIBER OPTIC
<b>CEILING HEIGHT:</b>	13'8" SLAB TO SLAB, 8'6 FINISHED	<b>ELEC. PROVIDER:</b>	LITTLETON ELECTRIC LIGHT DEPT.

**R.W.** **HOLMES**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION CONTACT:

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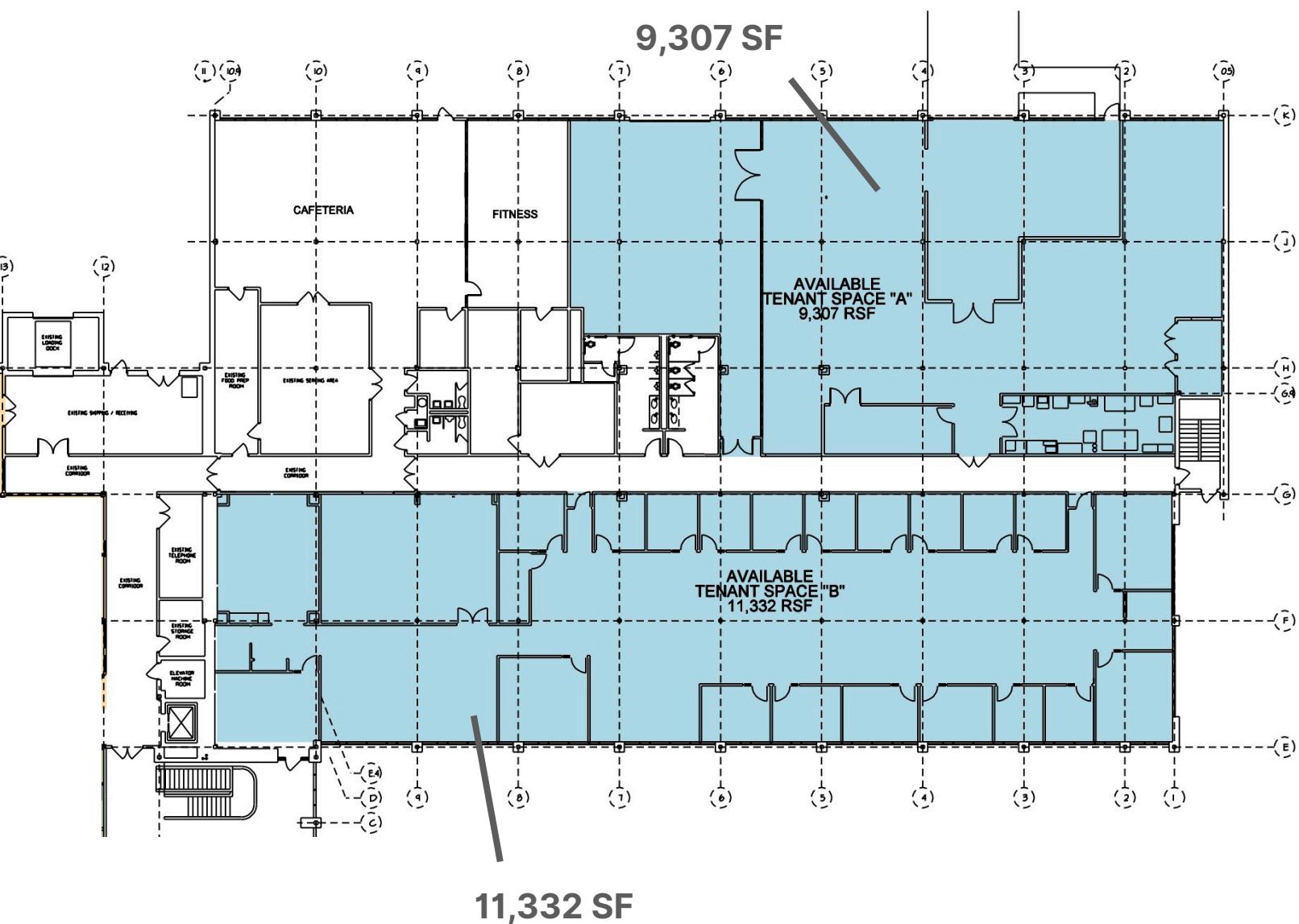


## HIGHLIGHTS

- ON-SITE PROPERTY MANAGEMENT
- WALK TO MBTA STATION
- COMMON LOUNGE AREA
- ON-SITE CAFÉ
- 2015–2025 RENOVATION, BUILD TO SUIT
- FITNESS CENTER WITH SHOWERS

## FLOOR PLAN | FIRST FLOOR

20,639 SF



## FLOOR PLAN | SECOND FLOOR

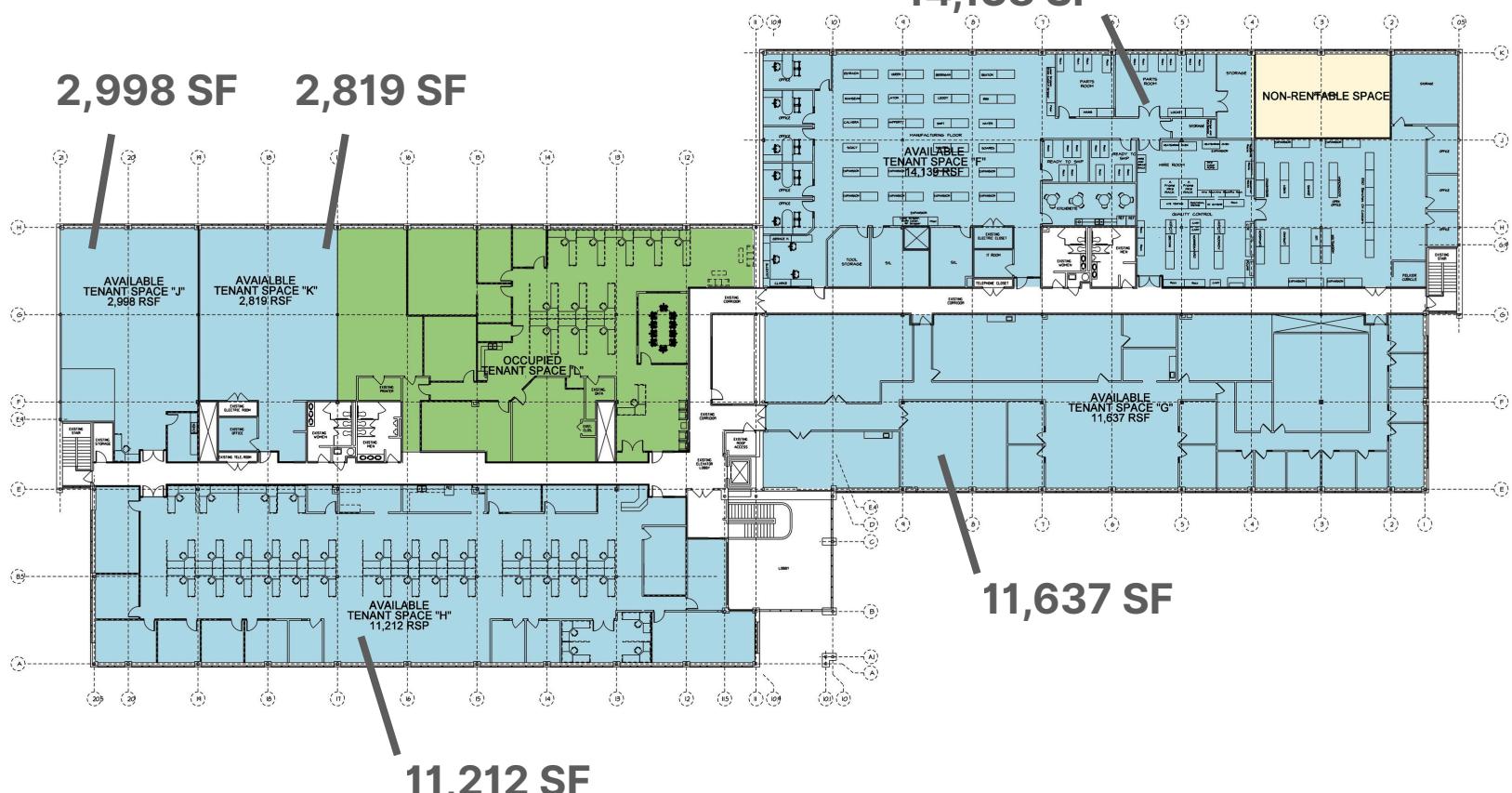
42,804 SF

2,998 SF 2,819 SF

14,138 SF

11,637 SF

11,212 SF

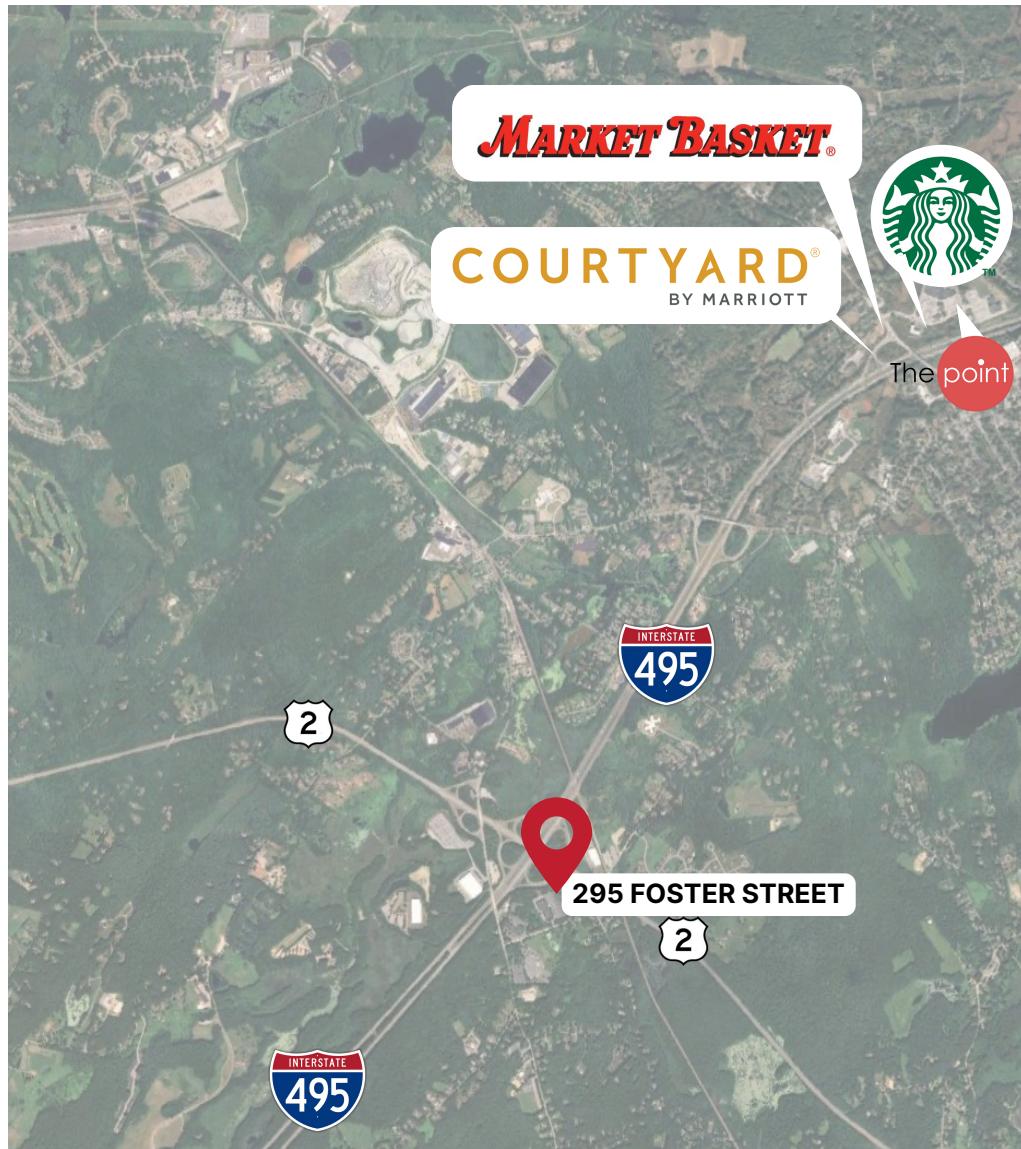


## LOCATION & ACCESS

**295 Foster Street** delivers everyday convenience in a location that works hard for tenants and their teams. Just minutes from **Route 2** and **I-495**, the property offers easy access across MetroWest and Greater Boston, making commuting simple from multiple directions. Employees also benefit from close proximity to **The Point at 495**, home to popular dining spots, a grocery store, fitness options, and everyday services—ideal for lunch breaks, errands, and after-work meetups.

The combination of strong highway access and walkable amenities makes 295 Foster Street a practical, employee-friendly location that supports both productivity and quality of life.

< 1 mile



## NEARBY AMENITIES

### THE POINT – MIXED-USE CENTER (4 MILES)

MARKET BASKET  
TAVERN IN THE SQUARE  
O'NEIL CINEMAS  
COURTYARD BY MARRIOTT LITTLETON

### PUBLIC TRANSPORTATION

MBTA RAIL TO BOSTON/FITCHBURG (<1 MILE)

### WITHIN 10-MINUTE DRIVE

DUNKIN' (3 LOCATIONS)  
STARBUCKS  
CVS  
IL FORNO RESTAURANT, LITTLETON  
GREAT ROAD KITCHEN, LITTLETON  
DIRIGIBLE BREWING COMPANY, LITTLETON  
KIMBALL FARMS, WESTFORD  
CRAFT FOOD HALL, BOXBOROUGH