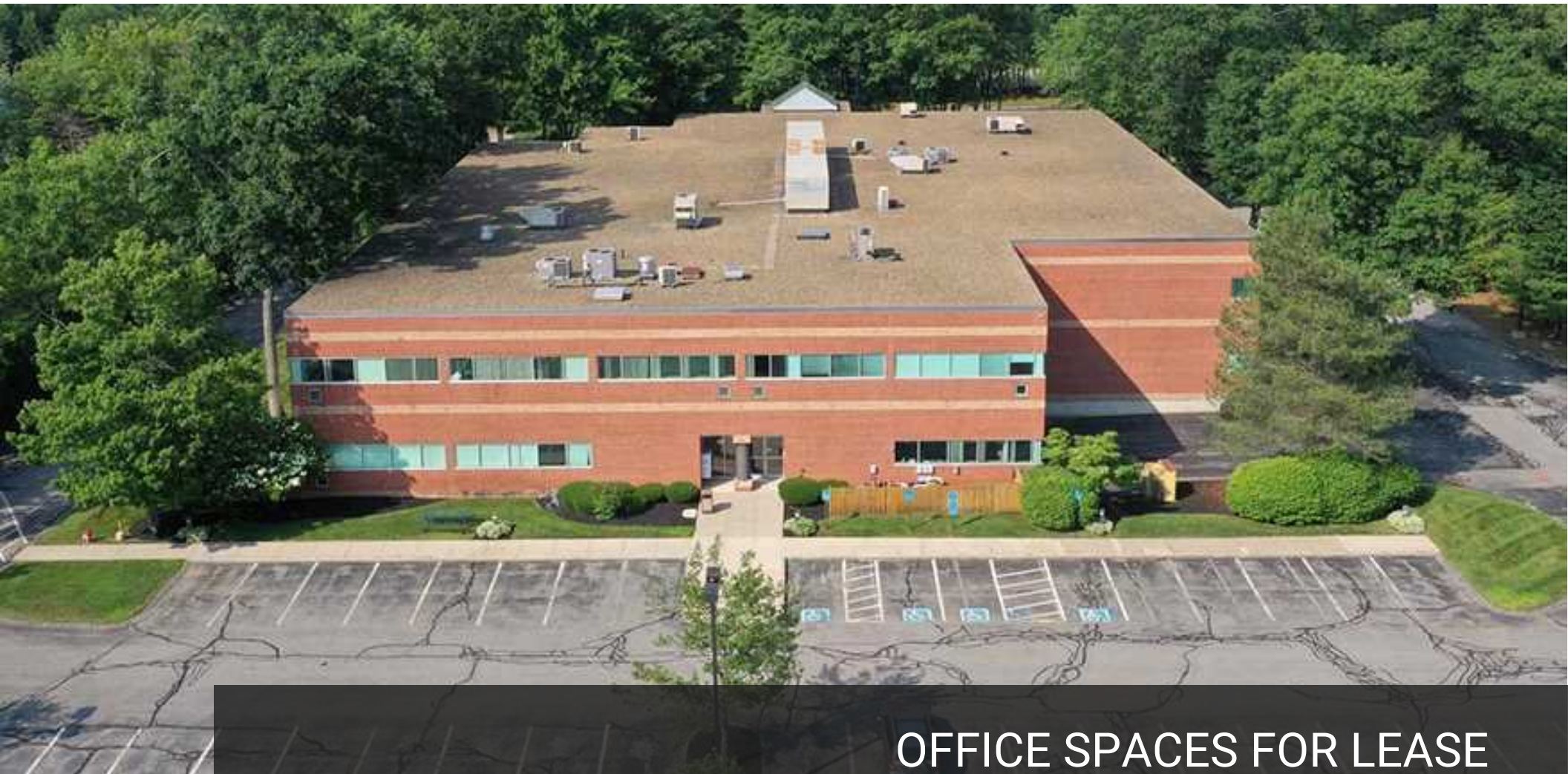


31-35-43 NAGOG PARK FLEX OFFICE SPACE

31 NAGOG PARK, ACTON, MA 01720



OFFICE SPACES FOR LEASE

KW COMMERCIAL | NORTH CENTRAL

670 Mechanic Street
Leominster, MA 1453



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31 NAGOG PARK



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670 Mechanic Street
Leominster, MA 1453



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PROPERTY DESCRIPTION

31 NAGOG PARK



Flex/Office | 13 spaces available | 1,917 - 42,900 sqft

Nagog Park in Acton, MA is a collection of multi-tenant office buildings set within a 120 acre master-planned corporate park.

The 2-3 two story office buildings that comprise our portfolio offer a variety of options for companies of all sizes, with tenant spaces ranging from 1,917 s/f to over 42,900 s/f.

This Class A three-office building campus provides an exceptional location within Nagog Park, the premiere office and retail park within the immediate six town suburbs of the West Northwest Boston Metro. Within the I-495 & Route 3 Tech Corridor and nearby Interstate highways, I-95 and I-290. The contiguous plaza has three restaurants and retail shopping, Two residential developments, an Acton Town Forest and numerous walking and biking venues. The complex is serviced by two nearby train stations in Acton and Littleton MA.

16 spaces available from 1,917 to 42,900 RSF.

AVAILABLE SPACES

31 NAGOG PARK



Available Spaces

Properties

Rent Basis

\$/SF/Year

Edit Contiguous Spaces

Add Another Space



Floor & Suite

Space Available

Bldg Contig

Use

Rent (\$/SF/Year)

Status ⓘ

31 Nagog Park



1st - 100

6,248 SF

6,248 SF

Office

\$20.00 MG

Active



COPY REMOVE ✓



1st - 105

8,060 SF

8,060 SF

Office

\$20.00 MG

Active



COPY REMOVE ✓



3rd - 305

5,230 SF

5,230 SF

Office

\$20.00 MG

Active



COPY REMOVE ✓

3 Spaces

19,538 SF

\$20.00

AVAILABLE SPACES

31 NAGOG PARK



35 Nagog Park

<input type="checkbox"/>	1st - 100	42,900 SF	42,900 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	2nd - 210	42,900 SF	42,900 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	2nd - 215	4,500 SF	4,500 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	3rd - 310	42,900 SF	42,900 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
4 Spaces		133,200 SF						\$20.00		

AVAILABLE SPACES

31 NAGOG PARK



43 Nagog Park

<input type="checkbox"/>	1st - 100	5,949 SF	5,949 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	1st - 105	7,197 SF	7,197 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	1st - 115-A	1,917 SF	1,917 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	2nd - 203	3,471 SF	3,471 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	2nd - 205	9,852 SF	9,852 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
<input type="checkbox"/>	2nd - 210	8,856 SF	8,856 SF	Office	\$20.00 MG	Active	▼	COPY	REMOVE	✓
6 Spaces		37,242 SF			\$20.00					

PROPERTY PHOTOS

31 NAGOG PARK



PROPERTY PHOTOS

31 NAGOG PARK



PROPERTY PHOTOS

31 NAGOG PARK



PROPERTY PHOTOS

31 NAGOG PARK



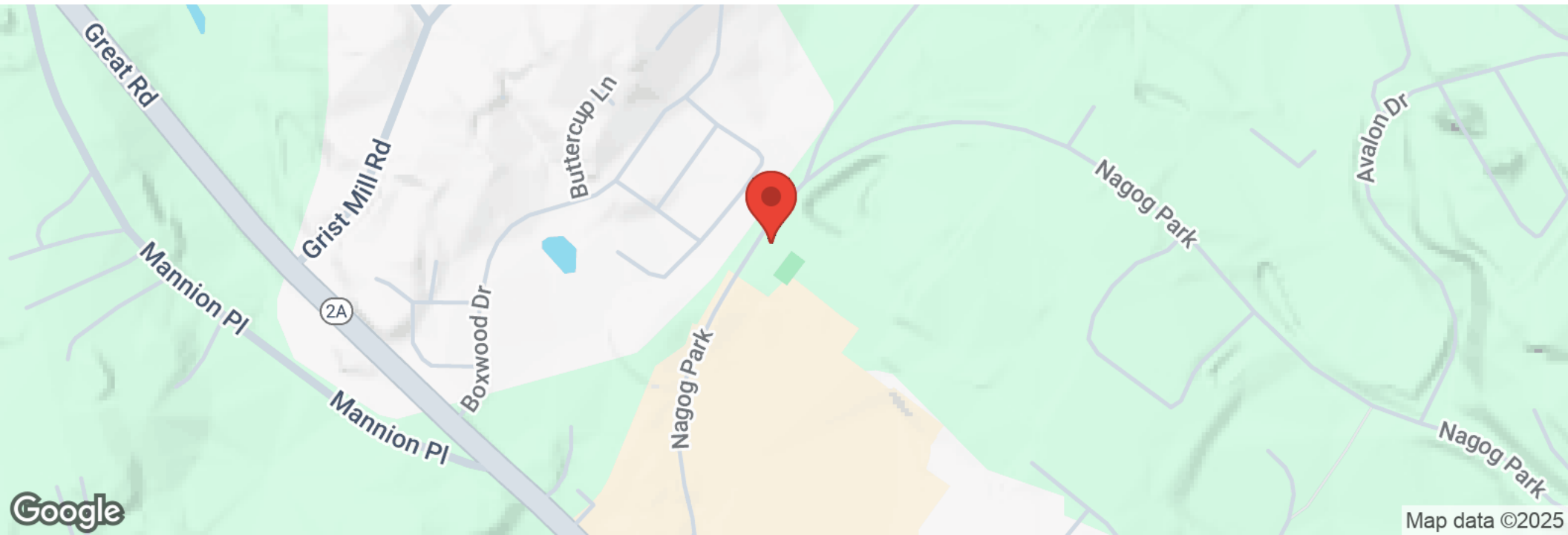
PROPERTY PHOTOS

31 NAGOG PARK



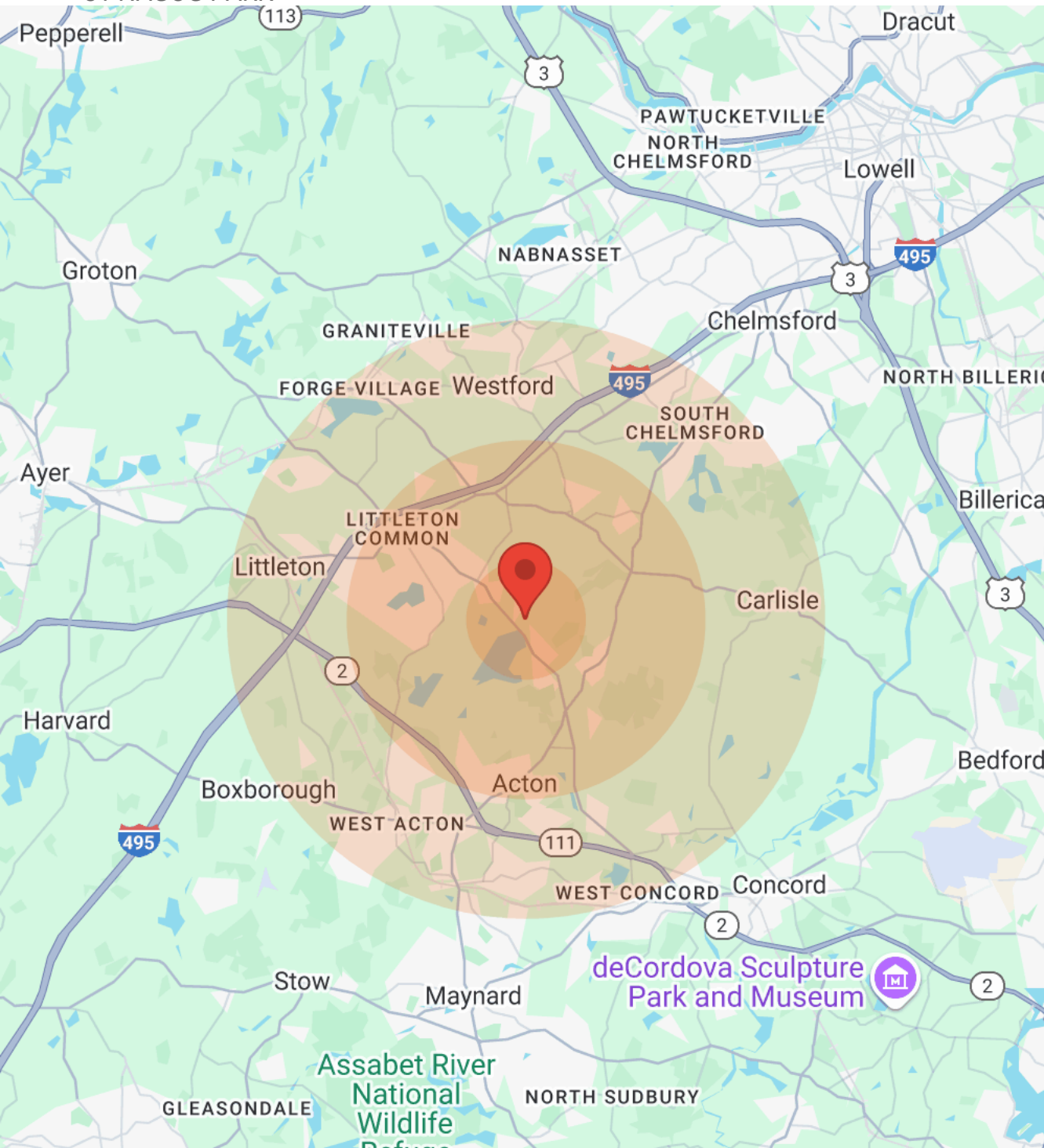
LOCATION MAPS

31 NAGOG PARK



DEMOGRAPHICS

31 NAGOG PARK



Population	1 Mile	3 Miles	5 Miles
Male	1,401	9,064	31,354
Female	1,303	9,386	31,162
Total Population	2,704	18,450	62,516

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	480	3,563	11,370
Ages 15-24	360	2,926	9,862
Ages 25-54	1,100	6,458	21,759
Ages 55-64	440	2,726	9,311
Ages 65+	324	2,777	10,214

Race	1 Mile	3 Miles	5 Miles
White	1,849	15,351	53,979
Black	56	66	700
Am In/AK Nat	N/A	N/A	1
Hawaiian	N/A	N/A	N/A
Hispanic	87	334	1,280
Multi-Racial	182	812	2,092

Income	1 Mile	3 Miles	5 Miles
Median	\$95,811	\$98,421	\$118,479
< \$15,000	86	485	1,106
\$15,000-\$24,999	60	321	962
\$25,000-\$34,999	41	318	859
\$35,000-\$49,999	117	550	1,719
\$50,000-\$74,999	208	899	2,664
\$75,000-\$99,999	244	853	2,406
\$100,000-\$149,999	275	1,462	5,069
\$150,000-\$199,999	100	924	3,242
> \$200,000	139	1,184	4,607

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,266	7,680	24,632
Occupied	1,191	7,336	23,557
Owner Occupied	609	5,458	19,152
Renter Occupied	582	1,878	4,405
Vacant	75	344	1,075



NORTHEAST
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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

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<https://www.linkedin.com/in/duncan-chapman-002824128>

SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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RAJ SIDHU

COMMERCIAL REALTOR

PERSONAL PROFILE

As a previous small business owner and active investor, Raj's attention to fine details and ability to understand changing business environments makes him a great resource for any client.

Raj also works with the Government Services at KW Commercial team to help government clients with their real estate brokerage and consulting needs.

WORK EXPERIENCE

Raj Sidhu is a licensed Commercial Realtor in the state of Massachusetts. With his three Master's degrees in Economics, City and Regional Planning, and City Planning from Boston University, Raj understands and helps his clients review and navigate the market and community challenges they face with any property sale, acquisition or lease.

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Data Management

Process Improvement

STATES LICENSED

Massachusetts

EDUCATION

M.S. Economics

M.S. City and Regional Planning

M.S. City Planning from Boston
University

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Robert E. Jackson



PERSONAL PROFILE

Robert Jackson is an accomplished Commercial Realtor® with over 20 years of professional experience, specializing in commercial real estate, real estate development, and advanced energy markets. His diverse background includes significant expertise in originating, entitling, financing, constructing, and operating advanced energy assets for publicly traded companies. Additionally, since 2015, Robert has managed Futuron LLC, focusing on real estate investment and consulting for the advanced energy market.

Outside of his professional endeavors, Robert enjoys spending time with his family, traveling, supporting the community, and coaching or playing soccer.

WORK EXPERIENCE

Currently, Robert is a Commercial Realtor® with Northeast Solutions at KW Commercial, offering real estate and consulting services, while also serving as Managing Partner at Futuron, LLC, where he handles real estate investment and development. From January 2023 to August 2024, he worked as a Senior Market Leader - Renewables at Ulteig Inc., focusing on business development in the renewable energy sector.

Before that, Robert served as Director of Development at Ameresco, where he led solar and energy storage project origination. He also held roles at TRC Companies as National Market Director for solar power and energy storage, and Program/Project Manager in renewable energy and environmental projects. Early in his career, Robert worked as a consultant for Secor International and The Forrester Group.

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rjackson@kwcommercial.com

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SKILLS SUMMARY

Commercial Real Estate

Renewable Energy

Program Management

Sustainability

Strategic Planning

STATES LICENSED

Massachusetts - 9587133

EDUCATION

Boston University, MA Energy and
Environmental Analysis

Colorado State University, BS
Environmental Engineering

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