

FIRST CLASS OFFICE SPACE  
FOR LEASE



7000 & 9000  
TECHNOLOGY PARK DRIVE

FIRST-CLASS  
OFFICE BUILDING  
SURROUNDED BY  
A WEALTH  
OF AMENITIES







## CAMPUS SETTING WITH STRONG CORPORATE NEIGHBORS

Situated within the campus style setting of Billerica's Technology Park, a 70-acre master planned office park that has 975,000 developed square feet, the property has access to an on-site fitness center, bike/walking trails, full-service cafeterias, food trucks, day care facilities and a hotel, all located within the park. In addition, 700 & 900 Technology Park Drive benefits from synergies derived by its strong corporate neighbors including Insulet Corporation, Raytheon Company, General Electric, and Luminus Devices, Inc.



## WEALTH OF AREA AMENITIES

700 & 900 Technology Park Drive is also just a short drive away from a WEALTH OF AREA AMENITIES. Third Avenue, Wayside Commons and Simon's Burlington Mall are all within several minutes of the site, offering multiple dining, entertainment and shopping options.



## FLEXIBLE FLOOR PLANS AND LAYOUTS

Functional, efficient floor plans provide the flexibility to attract various types and sizes of tenants in the market while also being able to retain, expand, or relocate existing tenants.



## WELL MAINTAINED WITH SIGNIFICANT CAPITAL IMPROVEMENTS

The properties have been well maintained and managed with significant capital improvements completed since 2010, including upgrades to the lobbies and common areas; catering to the demands of tenants in the market.



## STRATEGIC LOCATION

700 & 900 Technology Park Drive are strategically located off Route 3; offering great access to Route 128/I-95 and I-495. The properties provide unmatched north-south and east-west highway accessibility to a deep labor pool throughout Greater Boston and Southern New Hampshire.



< 1 MILE



5 MILES



3 MILES

# 700 TECHNOLOGY PARK DRIVE

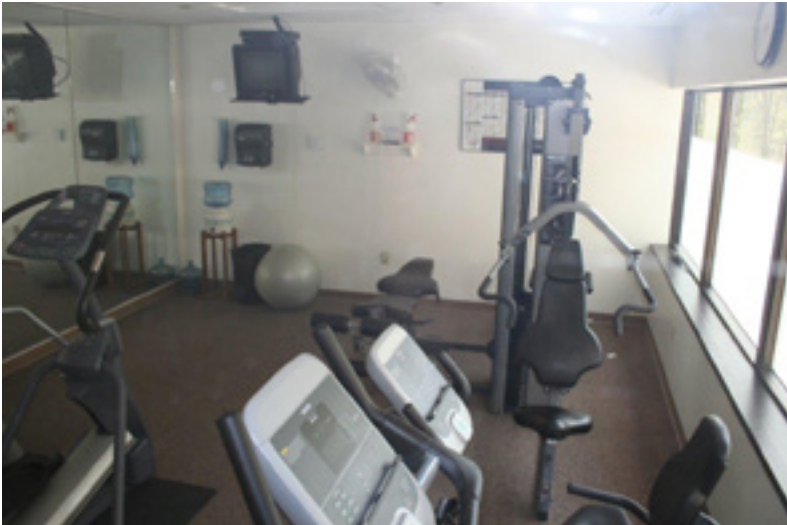
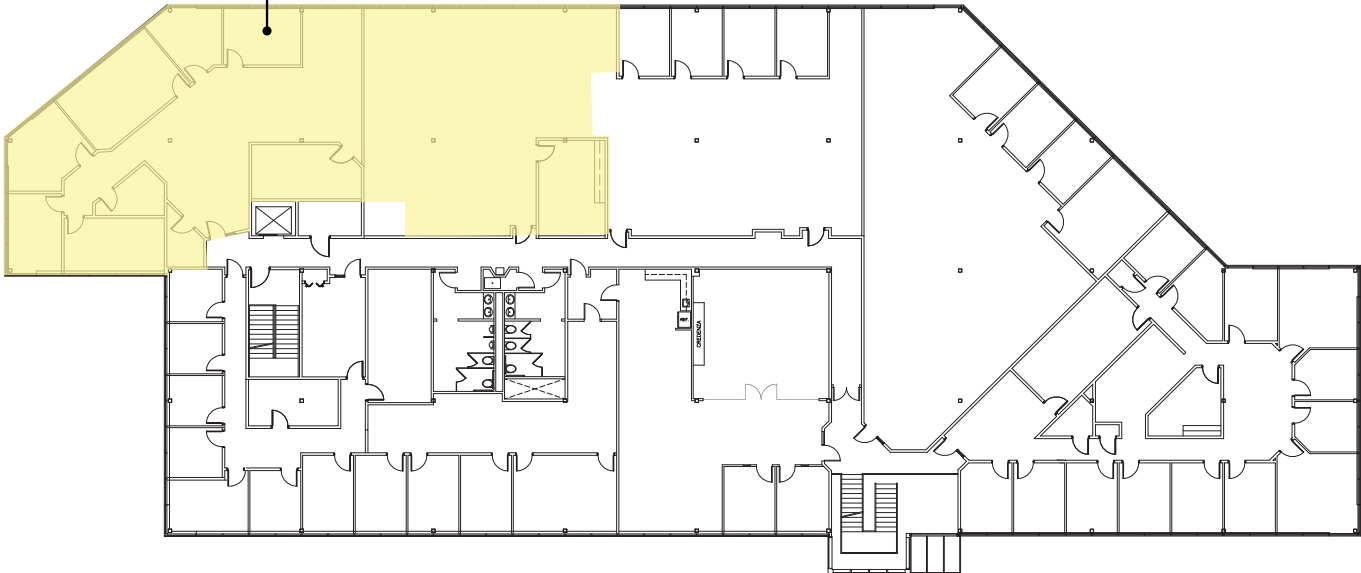
<b>TOTAL BUILDING SIZE:</b>	44,226 square feet
<b>NUMBER OF FLOORS:</b>	Two
<b>YEAR BUILT / RENOVATED:</b>	1986 / 2011
<b>BUILDING OWNER / MANAGER:</b>	Grander Capital / Hunneman
<b>CONSTRUCTION:</b>	Steel frame with architectural precast concrete and ribbon windows
<b>FINISHED CEILING HEIGHT:</b>	8'6" on average
<b>CLEAR HEIGHT FLOOR TO DECK:</b>	1st floor - 14'3" 2nd floor - 13'1"
<b>PARKING RATIO:</b>	3.56/1,000 SF
<b>ELEVATOR SPECS:</b>	One (1) 3,500 lbs Otis Hydraulic Elevator
<b>SECURITY:</b>	Card key access
<b>ELECTRIC SYSTEM DESCRIPTION / PROVIDER:</b>	1,200 Amp, 277 / 480 v. Power supplied by National Grid
<b>HVAC SYSTEM DESCRIPTION:</b>	Provided by two 60 ton Carrier packaged roof top units VAV boxes include electric reheat and serve individual zones
<b>LOADING DOCKS:</b>	Shared loading with one trailer height dock door
<b>BUILDING TELECOMMUNICATIONS SYSTEM:</b>	Fiber connection through Verizon and Comcast
<b>WATER AND SEWER:</b>	Town of Billerica
<b>ROOF:</b>	New membrane roof in 2010
<b>AMENITIES:</b>	Showers in building, shared fitness room on the first floor, monument signage and park-like setting with outdoor seating





# SECOND FLOOR

AVAILABLE  
5,505 SF

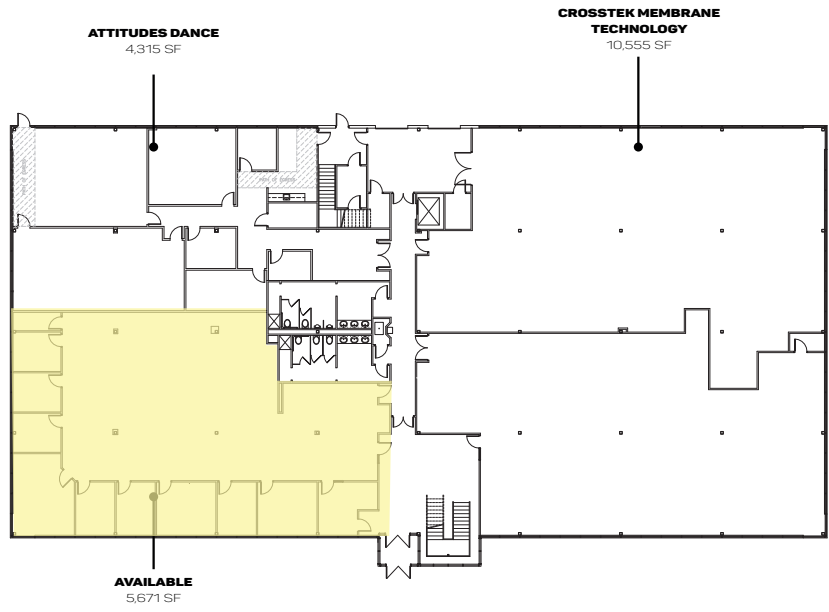


# TECHNOLOGY PARK DRIVE

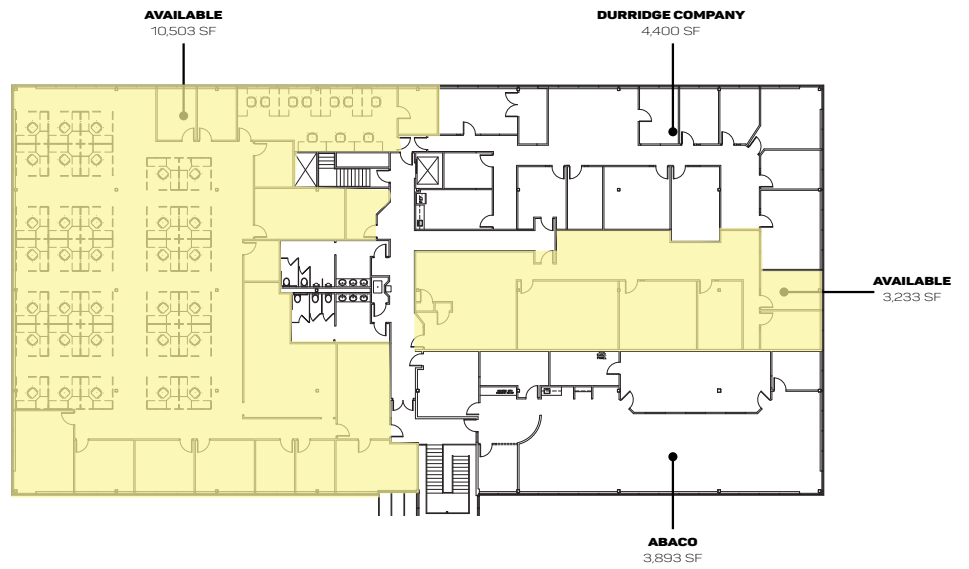
<b>TOTAL BUILDING SIZE:</b>	42,718 square feet
<b>NUMBER OF FLOORS:</b>	Two
<b>YEAR BUILT / RENOVATED:</b>	1985 / 2010
<b>BUILDING OWNER / MANAGER:</b>	Grander Capital / Hunneman
<b>CONSTRUCTION:</b>	Steel frame with architectural precast concrete and ribbon windows
<b>FINISHED CEILING HEIGHT:</b>	8'6" on average
<b>CLEAR HEIGHT FLOOR TO DECK:</b>	1st floor - 14'3" 2nd floor - 13'
<b>PARKING RATIO:</b>	3.55/1,000 SF
<b>ELEVATOR SPECS:</b>	One (1) 3,500 lbs Otis Hydraulic Elevator
<b>SECURITY:</b>	Card key access
<b>ELECTRIC SYSTEM DESCRIPTION / PROVIDER:</b>	1,200 Amp, 277 / 480 v. Power supplied by National Grid
<b>HVAC SYSTEM DESCRIPTION:</b>	Provided by two 60 ton Carrier packaged roof top units VAV boxes include electric reheat and serve individual zones
<b>LOADING DOCKS:</b>	Shared loading with two trailer height dock doors; 1 8'x8' and 1 8'x10'
<b>BUILDING TELECOMMUNICATIONS SYSTEM:</b>	Verizon, fiber connection through Verizon Business
<b>WATER AND SEWER:</b>	Town of Billerica
<b>ROOF:</b>	New membrane roof in 2010
<b>AMENITIES:</b>	Showers in building, monument signage and park-like setting with outdoor seating



# FIRST FLOOR



# SECOND FLOOR





# AMENITIES WITHIN MINUTES

1

THIRD AVE : 4 MIN



2

BURLINGTON MALL: 10 MIN



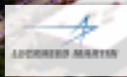
3

WAYSIDE COMMONS : 12 MIN



4

MIDDLESEX COMMONS : 13 MIN



CONCORD ROAD





BOSTON

BURLINGTON

BEDFORD

- 3
- 2
- 1
- 4

900

700

Raytheon

AVAYA

EMPIRIX

COURTYARD  
Bedford

Knowledge  
Beginnings  
Old Bedford Center

SURROUNDED BY  
STRONG **CORPORATE**  
**NEIGHBORS**