

125 NAGOG PARK

ACTON, MA

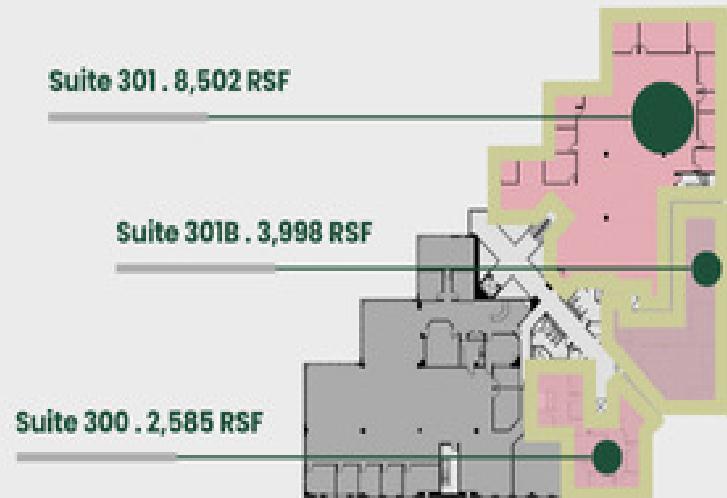


COMMERCIAL
O'BRIEN
PROPERTIES, INC

2,000 - 15,085 SF For Lease

SUMMARY / SPECIFICATIONS

125 NAGOG PARK ACTON, MA



SECOND LEVEL

THIRD LEVEL

PROPERTY DESCRIPTION

125 Nagog Park is a first class three-story brick and glass building in the heart of Nagog Park in Acton, Massachusetts with excellent space available for general office, lab, and flex uses. The building is within walking distance to the Nagog Shopping Plaza with a wide variety of restaurants, a 24 hour full fitness gym, day-care center, martial arts center, hair salon and other convenient retail and service establishments. The building itself offers plenty of parking and is near apartment condominium developments such as Avalon Bay, among others. Nagog Park's accessibility to on-site amenities combined with its proximity to Interstate 495, I-95 and Route 2 make it a coveted and ideal location for companies.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Unit SF:	2,000 - 8,502 SF
Lot Size:	7.14 Acres
Building Size:	73,326 SF

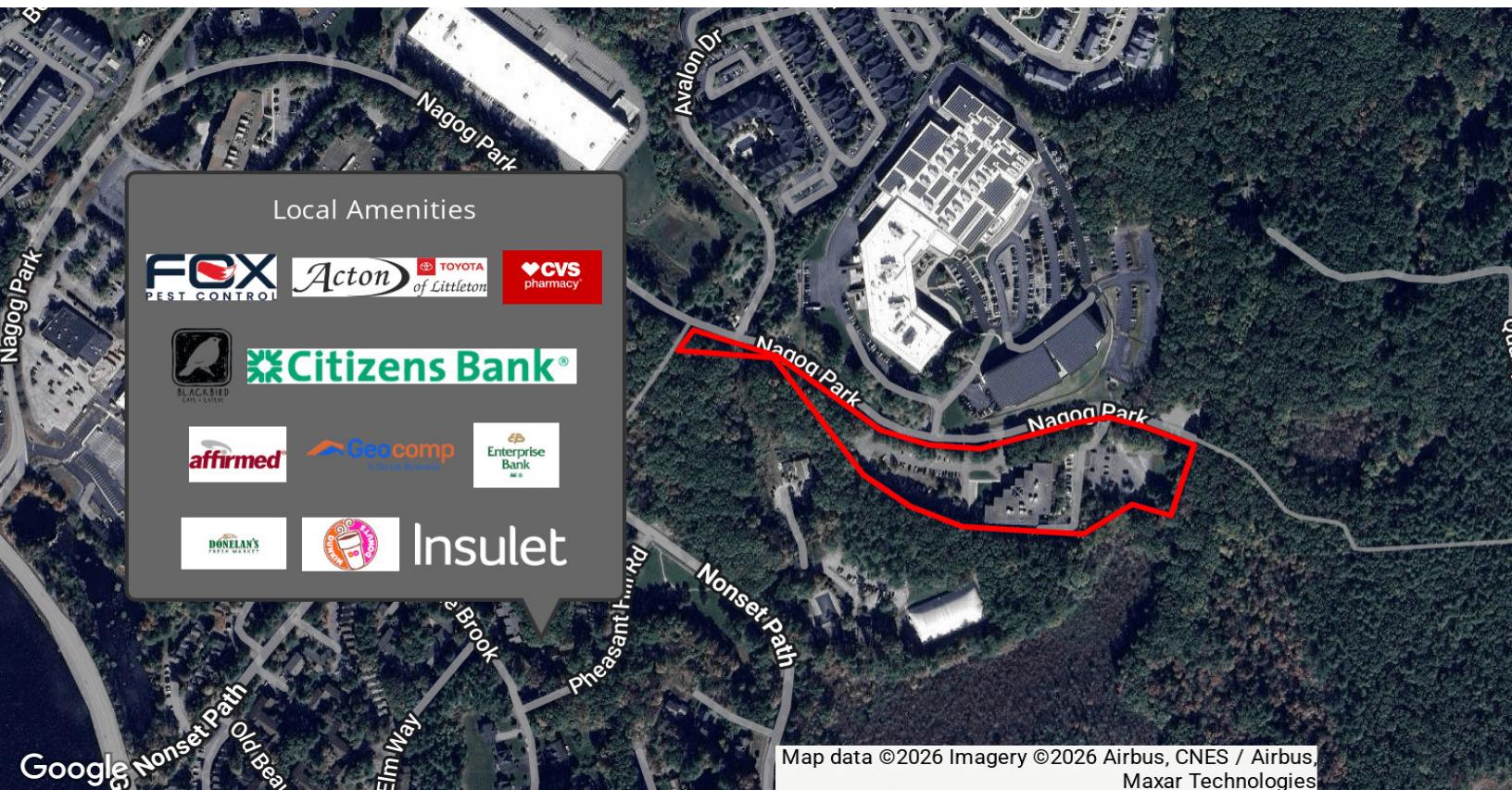
PROPERTY HIGHLIGHTS

- Stories: Three (3)
- Construction: Masonry
- Elevators: Two (2) with one (1) freight
- Loading Dock: Two (2)
- Parking: 255 spaces
- Sprinklers: Yes
- HVAC: Yes
- Year built: 1986
- Total Size: 73,326 SF / Contiguous available: 2,000-15,085 RSF
- Type: Office & Flex/Lab
- Land: 7.14 AC
- Zoning: Industrial

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	745	1,894
Total Population	581	1,850	4,841
Average HH Income	\$167,092	\$179,751	\$194,914

PROPERTY / LOCATION

125 NAGOG PARK ACTON, MA



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