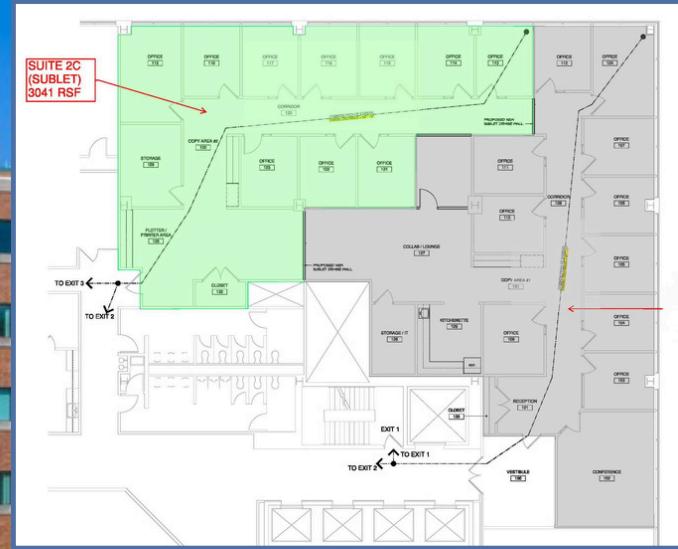




Ferncroft  
35 VILLAGE ROAD



*Office Property Sublease*

# 35 Village Road

Middleton, MA 01949

## 3,041 RSF | Second-Floor Office Sublease | Suite 2C

Ferncroft Corporate Center is a premier Class A office building offering modern amenities, exceptional accessibility, and a professionally maintained campus setting. Located at the junction of I-95, Route 1, and Route 62, the property provides unmatched regional convenience for North Shore and Southern New Hampshire users. Tenants benefit from high-quality common areas, an onsite fitness center with locker rooms, conference facilities, covered parking, and a contemporary café/lounge space. Suite 2C presents a rare sublease opportunity within one of the area's most desirable office destinations.

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor(s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**Ferncroft**  
35 VILLAGE ROAD

Work Here.  
***Thrive Anywhere.***

**Ferncroft Corporate Center** is a suburban oasis where businesses thrive off urban-style convenience. From the 12.5 acres of beautiful grounds and sweeping views of the suburban landscape, after a \$4 million re-investment to the full-service cafeteria, tenant lounge with state-of-the-art golf simulator and fitness center, Ferncroft is truly the best of both worlds.

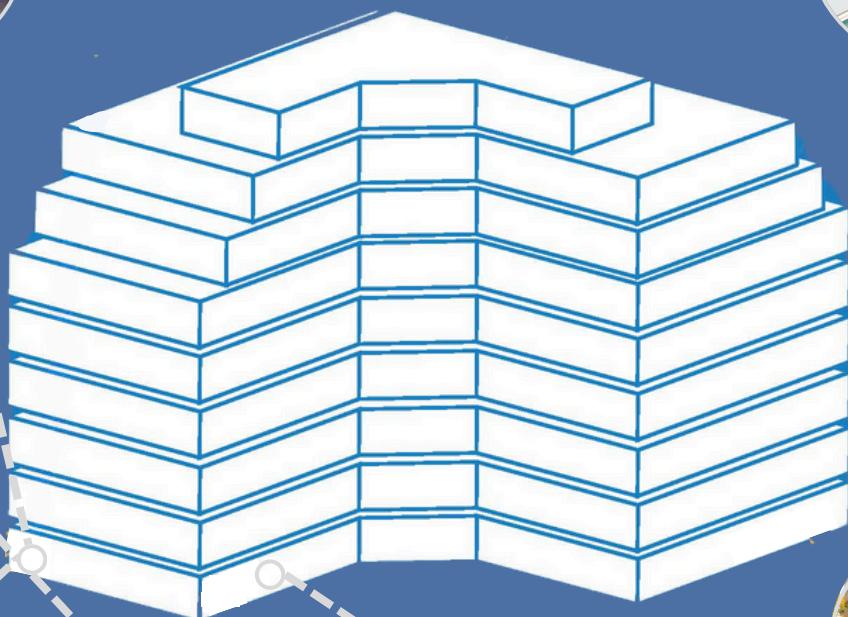


State-of-the-art  
**golf simulator**

Extensive **parking**,  
including covered  
executive parking



Full-service **cafeteria**  
and seating for 160  
people



**Lobby** with high-end  
finishes



State-of-the-art **fitness center**  
with showers and lockers



Outdoor **seating**



**Conference center** with  
configurable seating and  
established AV amenities