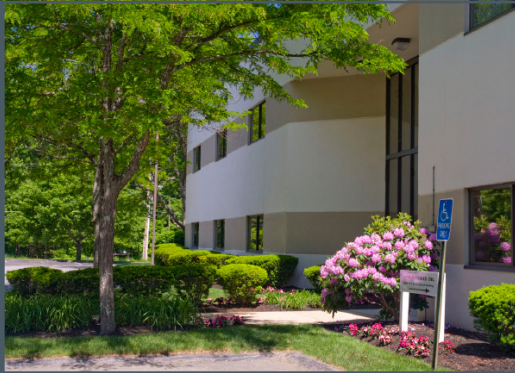


20,649 Square Feet

Available For Lease

www.42NagogPark.com

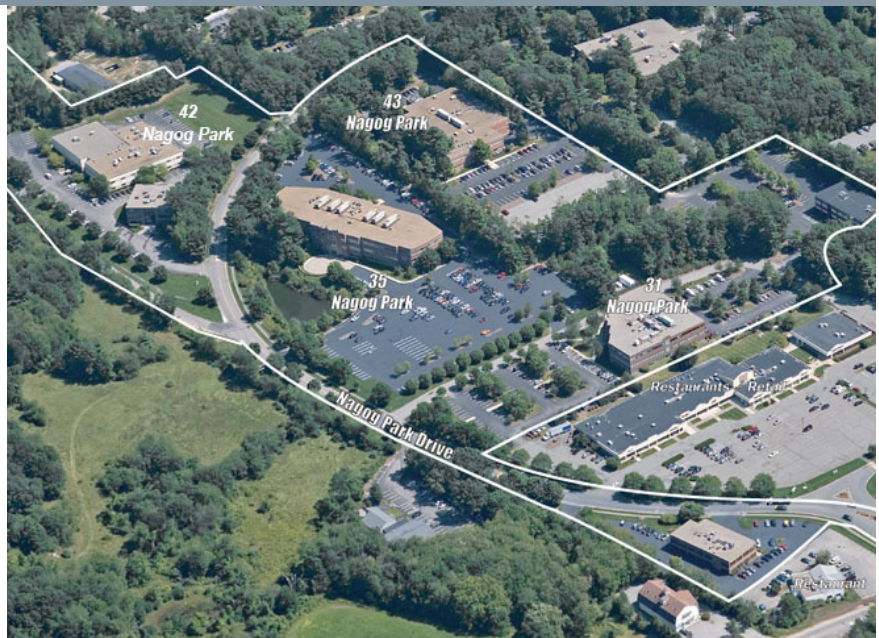


42 NAGOG PARK, ACTON

SUMMARY

AERIAL

42 NAGOG PARK is part of the Nagog Office Park in Acton, Massachusetts which is a complete mixed use destination that includes an Avalon apartment community, restaurants, a cooperative nursery school and a gym all within walking distance of each other. The building has a technology focus and is home to such companies as TeraRecon (provider of solutions that influence clinical care across health organizations by empowering physicians with better access to medical images and clinical decision support tools), MSW Power (provider of environmentally-beneficial and economically attractive solutions for companies' energy and environmental needs), CAMI Research (a leader in development of PC-based Cable & Harness Test Systems) and EO Vista (an optical instruments and lens manufacturer).



TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.
978-369-5500 | www.obriencommercial.com | joel@obriencommercial.com

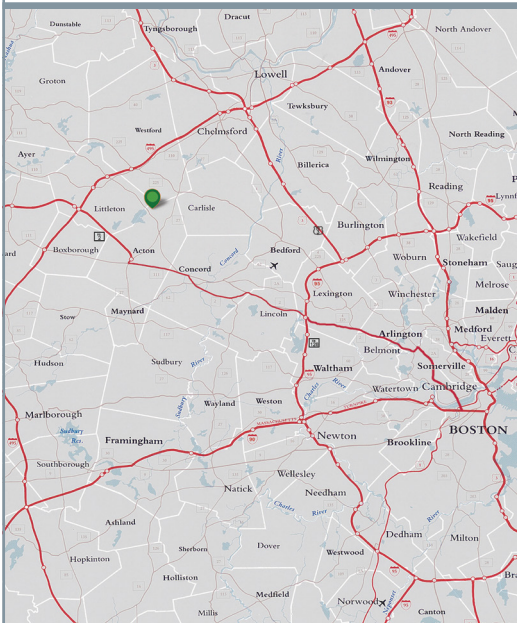
42 NAGOG PARK, ACTON

SPECIFICATIONS

Year Built:	1983
Renovated:	2009
Total Size:	41,314 SF
Total Available:	20,649 SF
Type:	Flex Building
Land:	6.23 Acres
Construction:	Masonry
Stories:	Two
Ceiling Height:	8' - 24'
Sprinklers:	Wet
Loading Docks:	Two
Drive-In Doors:	One (8' x 12')
Power:	600 amps, 208-480v 3 Phase
Parking:	80 Free Spaces
Zoning:	GI/OP1

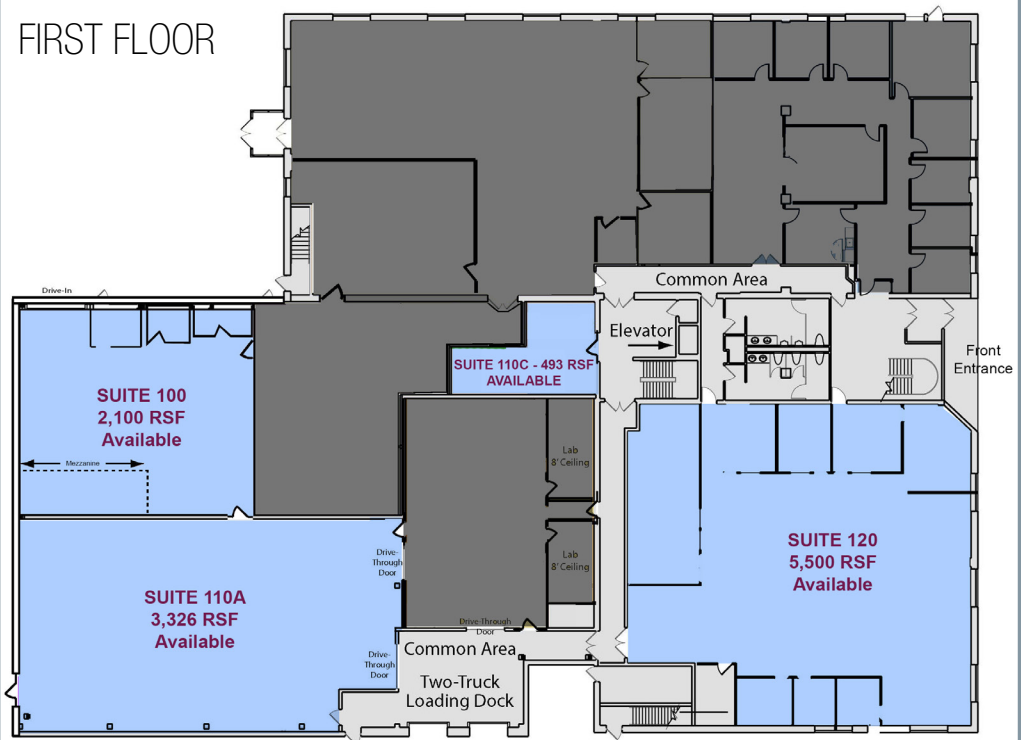
SUITE 110C - CLEANROOM

- 493 Square Feet
- ISO Class 6 Precision Assembly- Operated by previous tenant at class 1,000
- ISO Class 7 (Class-10,000) Material Prep
- ISO Class 8 (Class- 100,000) Storage/Gown rating

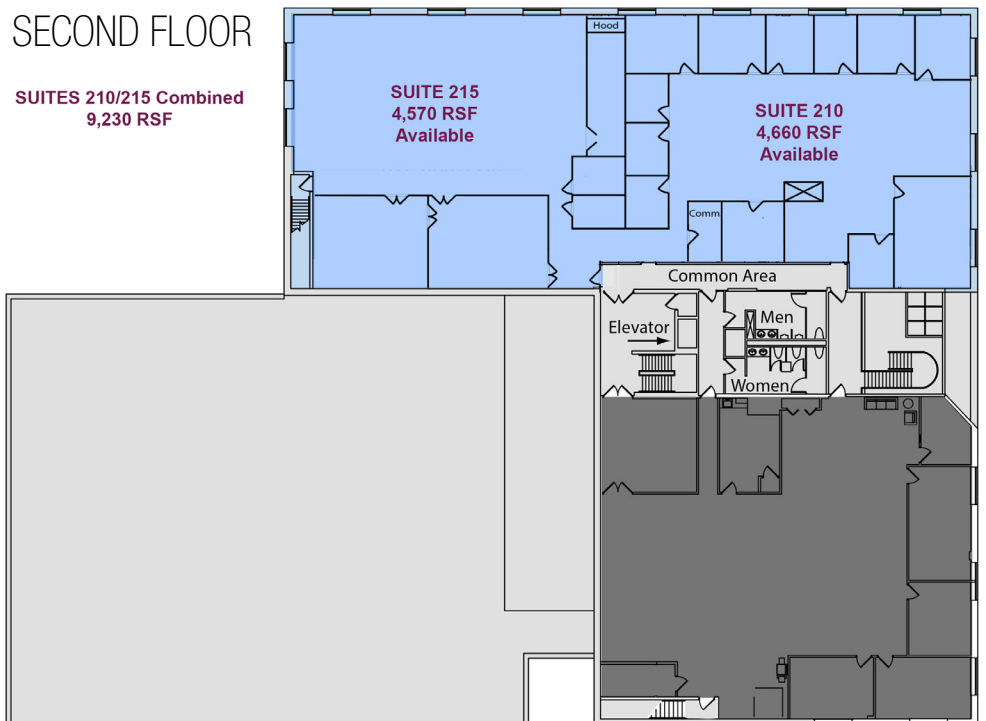


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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42 NAGOG PARK, ACTON

FIRST FLOOR

SUITE 110C

- 493 RSF Total Cleanroom Space
- ISO Class 6 (1,000)
- ISO Class 7 (10,000)
- ISO Class 8 (100,000)

SUITE 120

- 5,500 RSF Office, Lab, Flex
- 5 Private Offices, One large enough for use as a Conference Room
- Lab Area with Conductive Tiles
- Kitchenette
- Large Open Area for Cubicles
- Adjacent to Loading Dock
- Adjacent to Optional For-Rent Cleanroom (Suite 110C)

SUITE 100

- 2,100 RSF Warehouse
- Office
- Mezzanine,
- Welding Room with Fume Hoods
- Climate-Controlled
- Sprinklered
- 21-Foot height,
- Full-sized Truck Door

SUITE 110A

- 3,326 RSF Warehouse
- Climate-Controlled
- Sprinklered
- 21-Foot Height
- Adjacent to Loading Dock

SECOND FLOOR

COMBINED SUITES 210-215

- 9,230 RSF Office, Lab, Flex

SUITE 210

- 4,660 RSF Office, Lab, Flex
- Server Room
- SCIF/SAPF Room
- Ten Private Offices
- Kitchenette
- Large Open Area for Cubicles
- Conference Room with Dedicated HVAC
- Secure Server/Communications Room with Card/Code Access and Dedicated HVAC

SUITE 215

- 4,570 RSF Office, Labs, Flex
- Server Rooms
- Two Private Offices
- Large open area for cubicles
- Four Tiled Labs: Includes Two Card-Accessed Server Room Labs with Benches and Dedicated HVAC
- One Wet Lab with Fume Hood

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