



700 & 900
TECHNOLOGY PARK DRIVE
BILLERICA, MA

AVAILABLE FOR LEASE

OFFICE & LAB CAPABILITIES

**AVISON
YOUNG**

700 TECHNOLOGY PARK DRIVE

FIRST FLOOR 4,900 RSF | SECOND FLOOR : 4,238 RSF | 1,710 RSF **AVAILABLE NOW**



SHOWERS
IN BUILDING



SHARED
FITNESS ROOM



MONUMENT
SIGNAGE



PARK-LIKE SETTING
& OUTDOOR SEATING

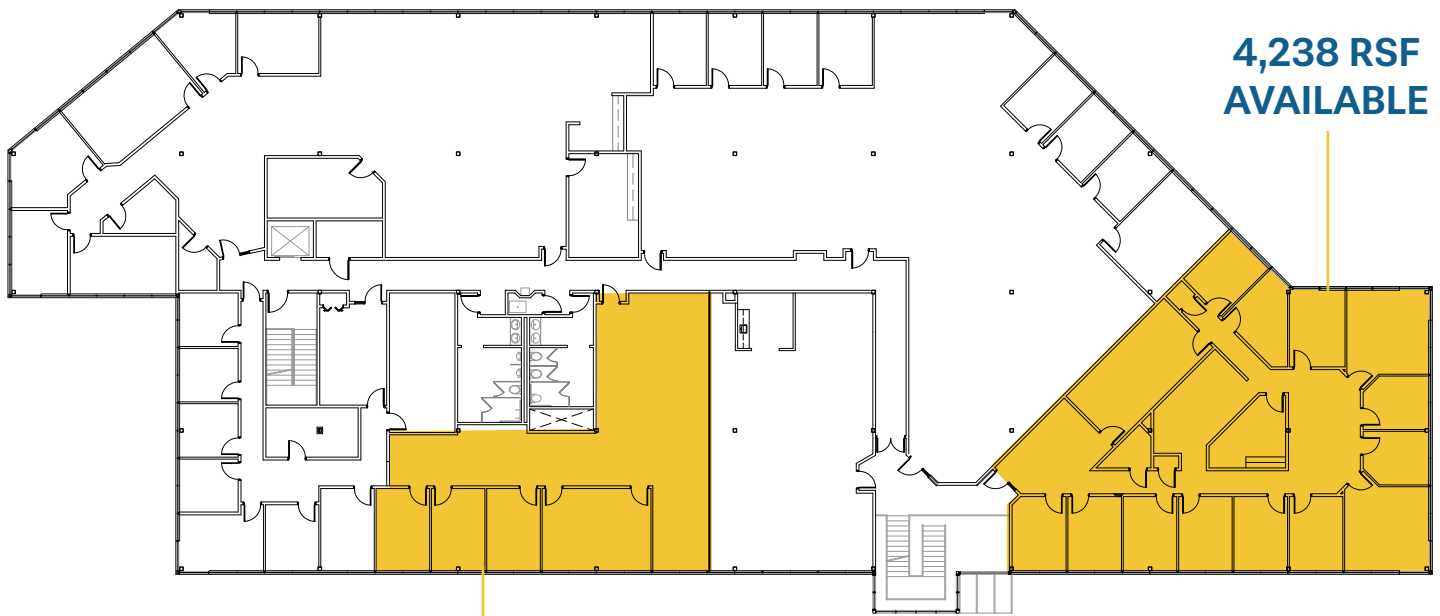
TOTAL BUILDING SIZE:	42,718 SF
NUMBER OF FLOORS:	Two
YEAR BUILT/RENOVATED:	1986/2011
CONSTRUCTION:	Steel frame with architectural precast concrete and ribbon windows
FINISHED CEILING HEIGHT:	8'6" on average
PARKING RATIO:	3.56/1,000 SF
ELEVATOR SPECS:	One (1) 3,500 lbs Otis Hydraulic Elevator
SECURITY:	Card key access
ELECTRIC SYSTEM DESCRIPTION/PROVIDER:	1,200 Amp, 277/480 v. Power supplied by National Grid
HVAC SYSTEM DESCRIPTION:	Provided by two 60 ton Carrier packaged roof top units VAV boxes include electric reheat and serve individual zones
LOADING DOCKS:	Two shared loading docks, both at trailer height
BUILDING TELECOMMUNICATIONS SYSTEM:	Fiber connection through Verizon and Comcast
WATER AND SEWER:	Town of Billerica
ROOF:	New membrane roof in 2010

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



**1,700 RSF
AVAILABLE**

**4,238 RSF
AVAILABLE**



900

TECHNOLOGY PARK DRIVE



SHOWERS
IN BUILDING



MONUMENT
SIGNAGE



PARK-LIKE SETTING
& OUTDOOR SEATING

TOTAL BUILDING SIZE:	44,204 SF
NUMBER OF FLOORS:	Two
YEAR BUILT/RENOVATED:	1985/2010
CONSTRUCTION:	Steel frame with architectural precast concrete and ribbon windows
FINISHED CEILING HEIGHT:	8'6" on average
PARKING RATIO:	3.55/1,000 SF
ELEVATOR SPECS:	One (1) 3,500 lbs Otis Hydraulic Elevator
SECURITY:	Card key access
ELECTRIC SYSTEM DESCRIPTION/PROVIDER:	1,200 Amp, 277/480 v. Power supplied by National Grid
HVAC SYSTEM DESCRIPTION:	Provided by two 60 ton Carrier packaged roof top units VAV boxes include electric reheat and serve individual zones
LOADING DOCKS:	Shared loading with two trailer height dock doors; 18'x8' and 18'x10'
BUILDING TELECOMMUNICATIONS SYSTEM:	Verizon, fiber connection through Verizon Business
WATER AND SEWER:	Town of Billerica
ROOF:	New membrane roof in 2010

Seasons 52
FRESH GRILL | WINE BAR

WAYSIDE
west elm ETHAN ALLEN

L.L.Bean THE CAPITAL G·R·I·L·L·E

HOTWORX

HOMEWOOD SUITES by Hilton

BURLINGTON MALL

macy's The Cheesecake Factory

LEGAL SEA FOODS GOURMET GIFTS

Apple Crate&Barrel NORDSTROM

Ninety Nine 99

SUBWAY

700 & 900
TECHNOLOGY PARK DRIVE



COURTYARD BY MARRIOTT

BURLINGTON

12 MIN

10 MIN

10 MIN

13 MIN



MIDDLESEX COMMONS

MARKET BASKET NORDSTROM rack {B} BURTONS GRILL & BAR

OLD NAVY CHATEAU DSW

THIRD AVE BURLINGTON

Wegmans K·I·N·G·S DINING & ENTERTAINMENT boston interiors

Mitchell Gold + Bob Williams LIFT Tony C's

BEDFORD

AMPLE AMENITIES
CLOSE BY AND
IMMEDIATE ACCESS
TO ROUTE 3 AND I-95

35 MINUTES
TO LOGAN AIRPORT &
DOWNTOWN BOSTON

700 & 900
TECHNOLOGY PARK DRIVE
BILLERICA, MA

TOM AITKEN

Senior Vice President

+1 617 462 2789

tom.aitken@avisonyoung.com

CHRIS REILLY

Associate

+1 781 956 8989

chris.reilly@avisonyoung.com