

Aggressively Priced Sublease

Office/R&D/Manufacturing Space

Cross River Center
1001 Pawtucket Boulevard
Lowell, Massachusetts

±271,125 SF Available | Subdividable to ±10,000 SF



Cross River Center

1001 Pawtucket Boulevard | Lowell, Massachusetts

Endless Possibilities

CBRE is pleased to present the opportunity to sublease an aggressively priced first class, office/R&D/manufacturing space at 1001 Pawtucket Boulevard located in Lowell, Massachusetts. The three-story, 836,000 SF property sits on 43 acres and is just minutes from downtown Lowell and the University of Massachusetts Lowell campus. The property's flexible floor plates and heavy infrastructure allow it to accommodate a wide range of users across all industries. Featuring a 7,000 SF full-service cafeteria, conference facilities, fitness center and 24-7 security services, 1001 Pawtucket Boulevard provides abundant on-site amenities for its tenants.

- + **Total SF:** 836,000 SF
- + **Available SF:** 271,125 SF
- + **Exterior:** Architectural block
- + **Frame:** Steel frame, concrete block
- + **Clear Height:** 16' in manufacturing/R&D space
- + **Parking:** Ample
- + **Loading:** 14 loading docks
- + **Utilities:**
 - **Gas:** National Grid
 - **Power:** Eversource
 - **Water/Sewer:** City of Lowell

Dedicated Mechanical/ Electrical System

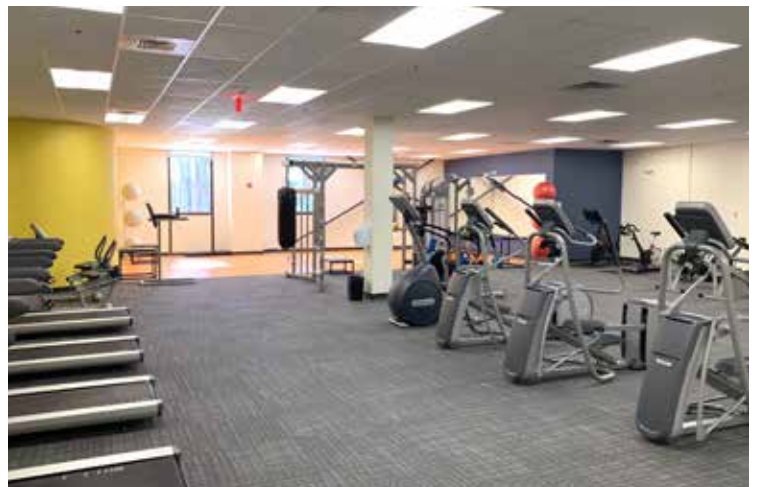
- Central chiller plant
- Chilled and process water
- Steam boilers
- Central HVAC control and monitoring station
- Clean dry compressed air
- Process vacuum
- Robust 208/480 Volt electrical distribution

Amenities

- Full-service cafeteria
- Conference facilities
- Fitness center

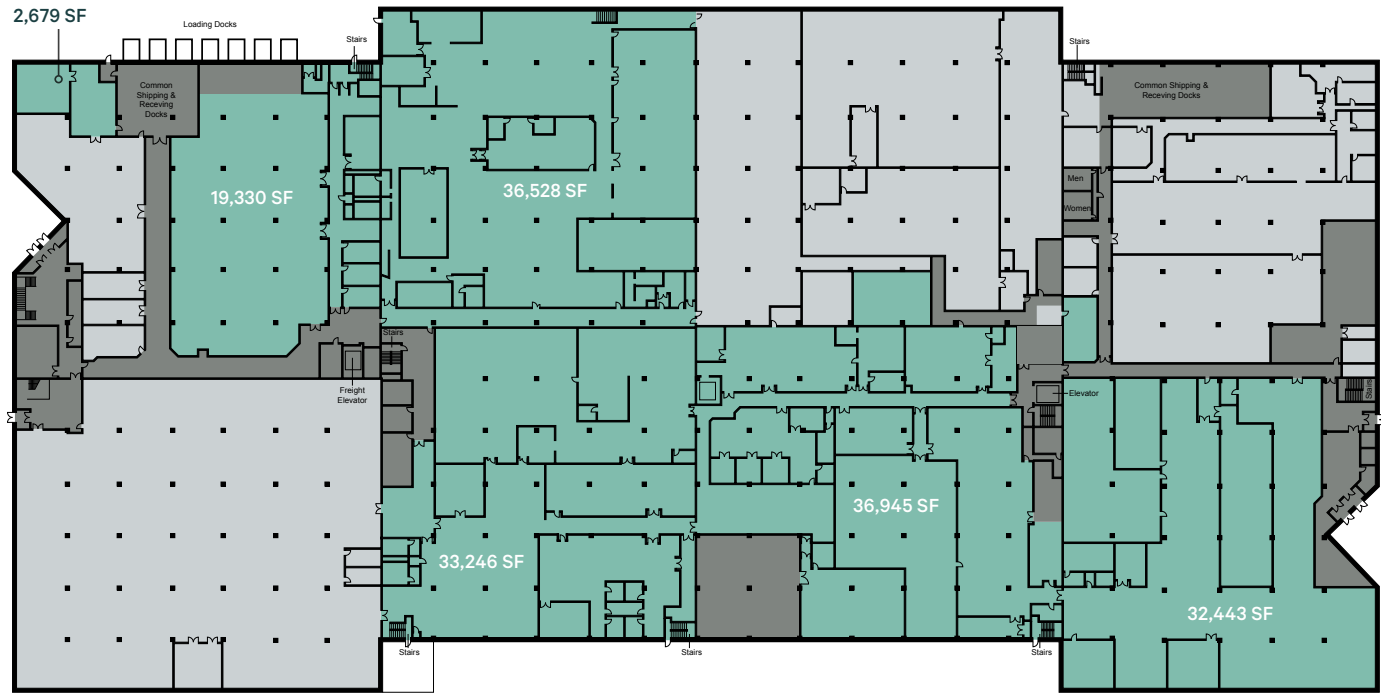
Other Features

- Class 100K clean rooms
- 900 SF explosion proof chemical storage area
- 750 SF gas cylinder storage area
- 3,700 SF IT data center with 100 KVA UPS and backup generator
- Multiple high-bay antenna test rooms enclosures
- Sound-proof vibration test rooms
- Secured rooms
- LN2 tank pads
- 25' x 25' exterior test building, two floors with roof deck



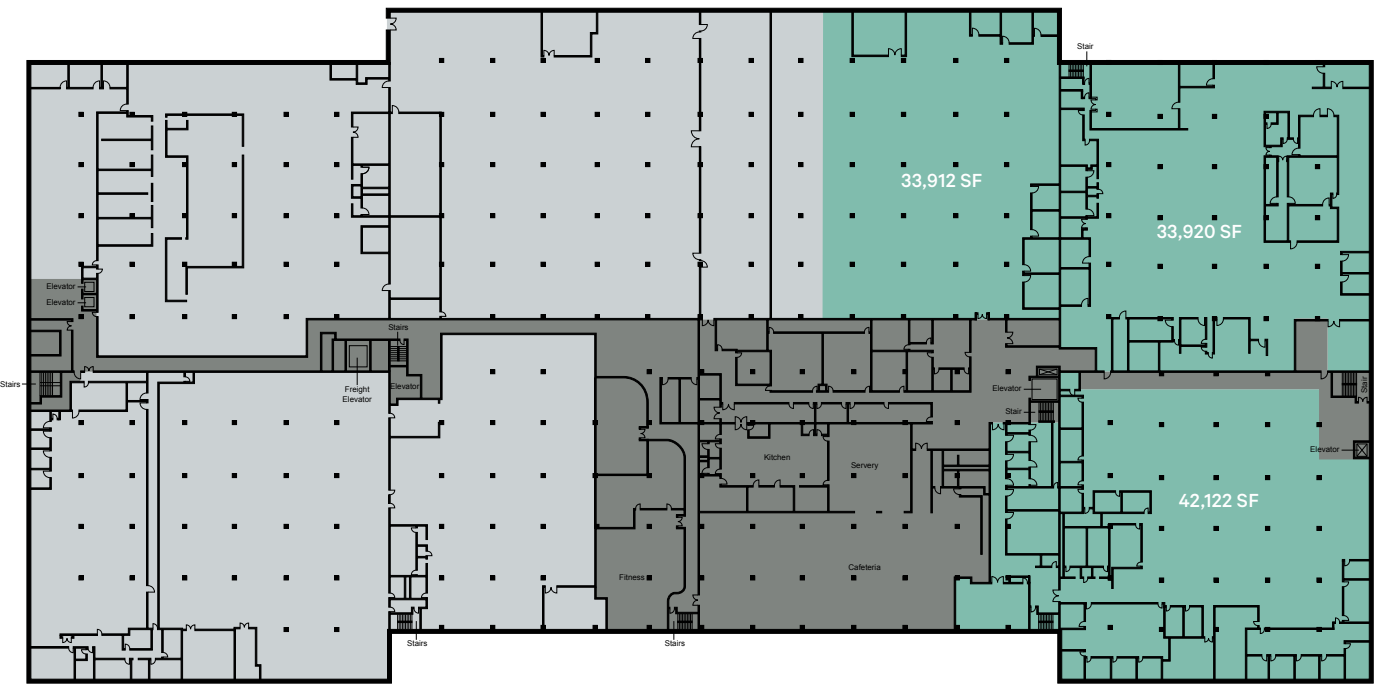
Ground Floor

161,171 SF



Level Two

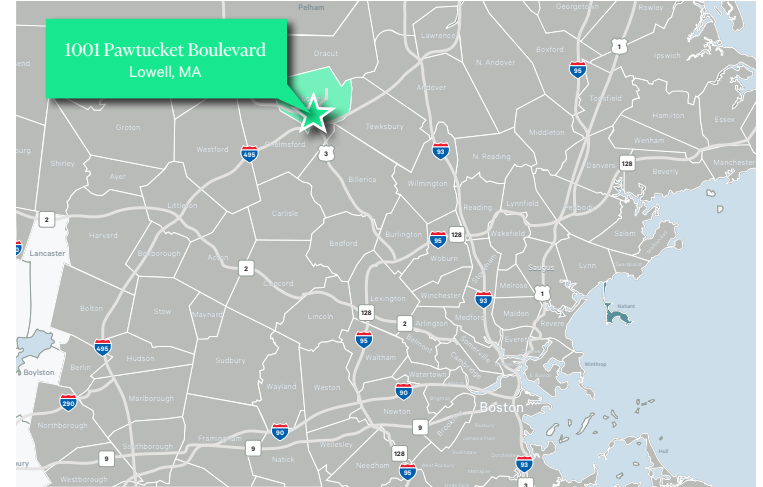
109,954 SF



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For Sublease



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