

# 125

# ACTON, MA NAGOG PARK



COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**2,000 - 15,085 SF For Lease**

# SUMMARY / SPECIFICATIONS

125 NAGOG PARK ACTON, MA



## 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.

## 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

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	4
Unit SF:	2,000 - 15,085 SF
Lot Size:	7.14 Acres
Building Size:	73,326 SF

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

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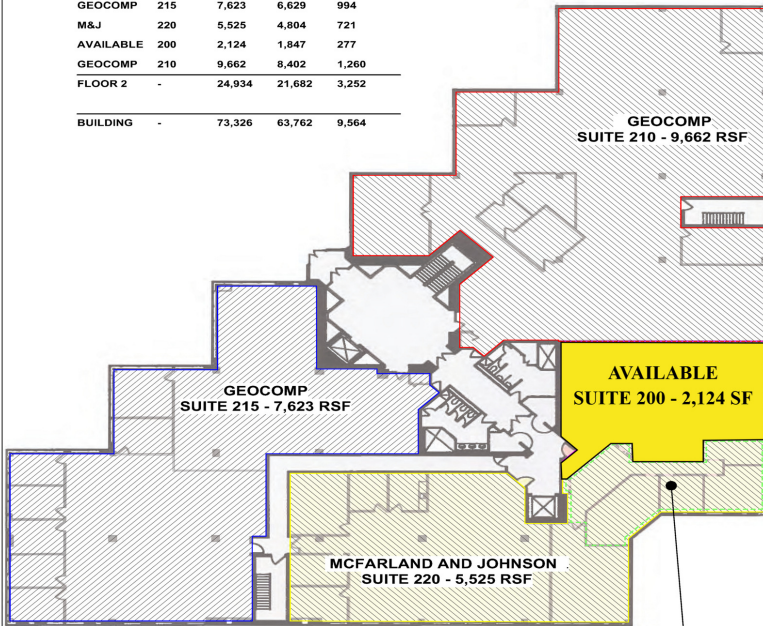
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# PROPERTY / LOCATION

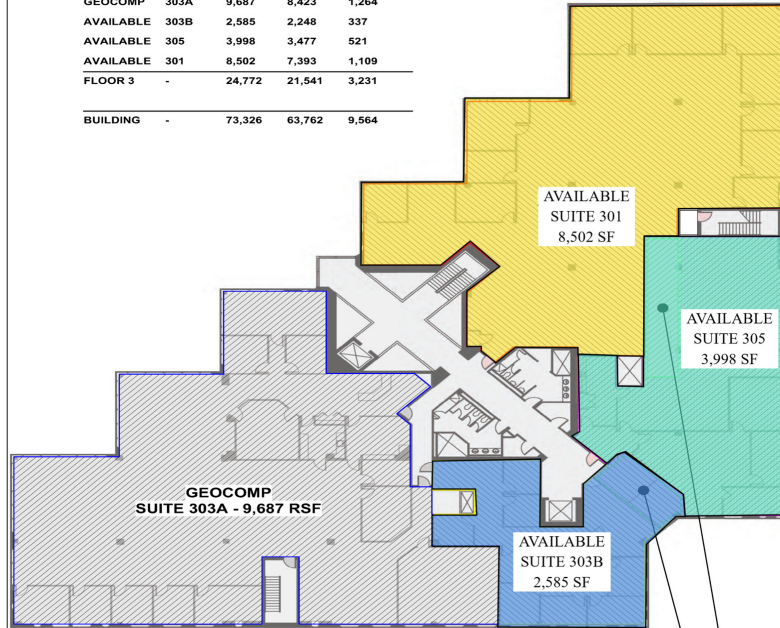
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TENANT	SUITE	RSF	USF	COMMON
GEOCOMP	215	7,623	6,629	994
M&J	220	5,525	4,804	721
AVAILABLE	200	2,124	1,847	277
GEOCOMP	210	9,662	8,402	1,260
FLOOR 2	-	24,934	21,682	3,252
BUILDING	-	73,326	63,762	9,564

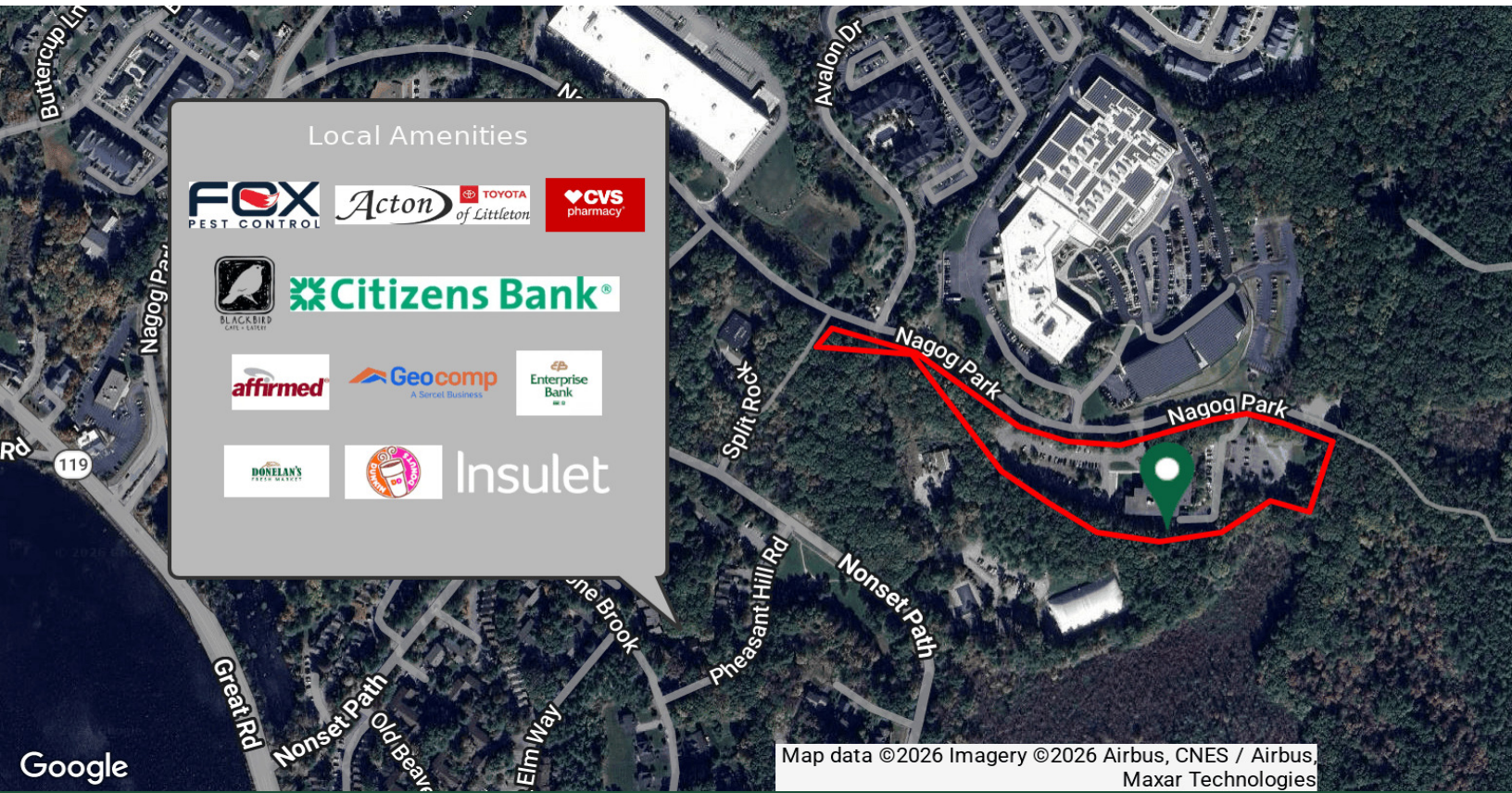


2ND FLOOR  
SCALE 1:200

TENANT	SUITE	RSF	USF	COMMON
GEOCOMP	303A	9,687	8,423	1,264
AVAILABLE	303B	2,585	2,248	337
AVAILABLE	305	3,998	3,477	521
AVAILABLE	301	8,502	7,393	1,109
FLOOR 3	-	24,772	21,541	3,231
BUILDING	-	73,326	63,762	9,564



3RD FLOOR  
SCALE 1:200



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