

FOR LEASE
Up to 49,500 SF
One Monarch Drive, Littleton, MA



FIELDSTONE
Commercial Properties Inc.



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Building Overview

One Monarch Drive is a first-class flex and office building located in Littleton, Massachusetts. This “Hidden Gem” situated on over 20 acres at the intersection of Route 2 and Route I-495, spans 100,855 square feet across two floors. One Monarch Drive offers businesses a unique environment to grow, work, and play.

Given the rich portfolio of corporate amenities and the convenient commuting options, One Monarch Drive presents a premier opportunity for businesses of all types. The Fitchburg/Boston Commuter Rail Line is one mile away, and the Massachusetts/New Hampshire border is a 30-minute drive.

Amenities: On-site café, common meeting rooms, fitness center, beautifully adorned deck, outdoor patio, private fish-stocked pond, volleyball court, & EV charging stations.

Property Key Features

Year Built: 1986	Zoning: Industrial	Parking: 358 surface spots	Power: 2,500 amps (200 KW Diesel Generator)
Renovated: 2022	Land: 20 Acres	Docks: 2 tail board docks	Sewer: Private septic (2023)
Building Size: 100,855 SF	Building Class: A	Water: Private Well	Electric: Town of Littleton
Available: 49,500 SF	Ceiling: 14' to deck, 12' to joist		
Type: Flex/Office			

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

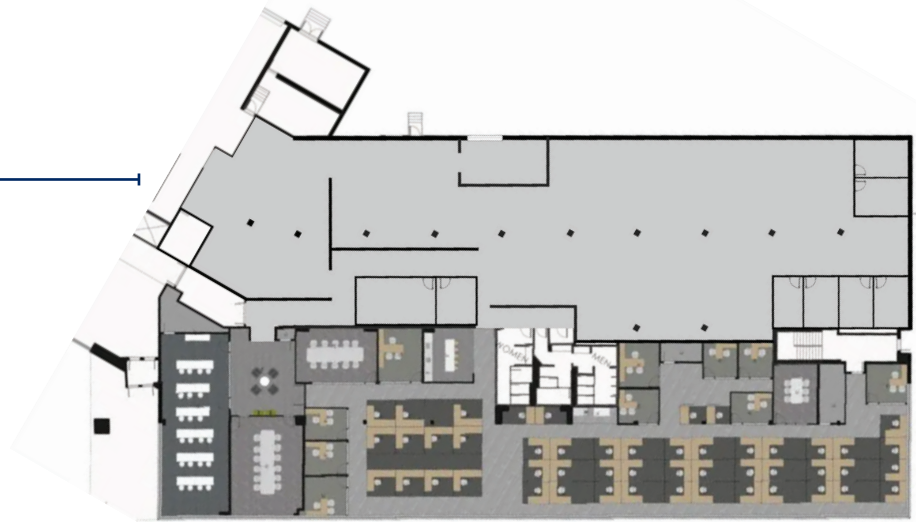
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One Monarch Drive, Littleton, MA

1st Floor, Suite 104 & 105

Flex/R&D Space: 14,000-30,000 SF



Second Floor, Suite 201

Office/Flex Space: 10,912 SF



Second Floor, Suite 200

Office/ Flex Space 8,978 SF



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LOCATIONS & ACCESS

2 MINUTES
to the intersection
of I-495 & Rte. 2

4 MINUTES
to the Fitchburg/Boston
Commuter Rail
Leominster

30 MINUTES
to the MA/NH Border

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