## FOR LEASE

# 1 MONARCH DRIVE
## Littleton, MA

> ❯ Up to **37,000** Square Feet
> ❯ Flex/Office

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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.

## Property Specifications

**Year Built:** 1986

**Renovated:** 2022

**Building Size:** 100,855 SF

**Available:** 3,200-37,000 SF

**Type:** Flex/Office

**Zoning:** Industrial

**Land:** 20 Acres

**Building Class:** A

**Ceiling:** 14' to deck, 12' to joist

**Parking:** 358 surface spots

**Docks:** 2 tail board docks

**Water:** Private well

**Power:** 2,500 amps (200 KW Diesel Generator)

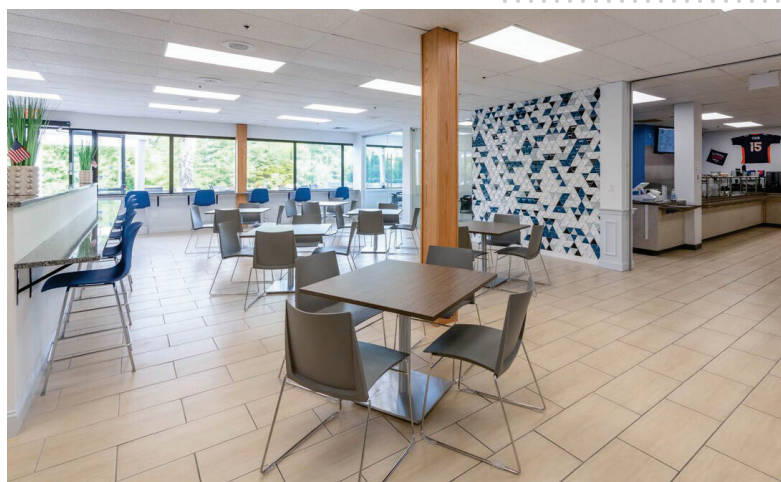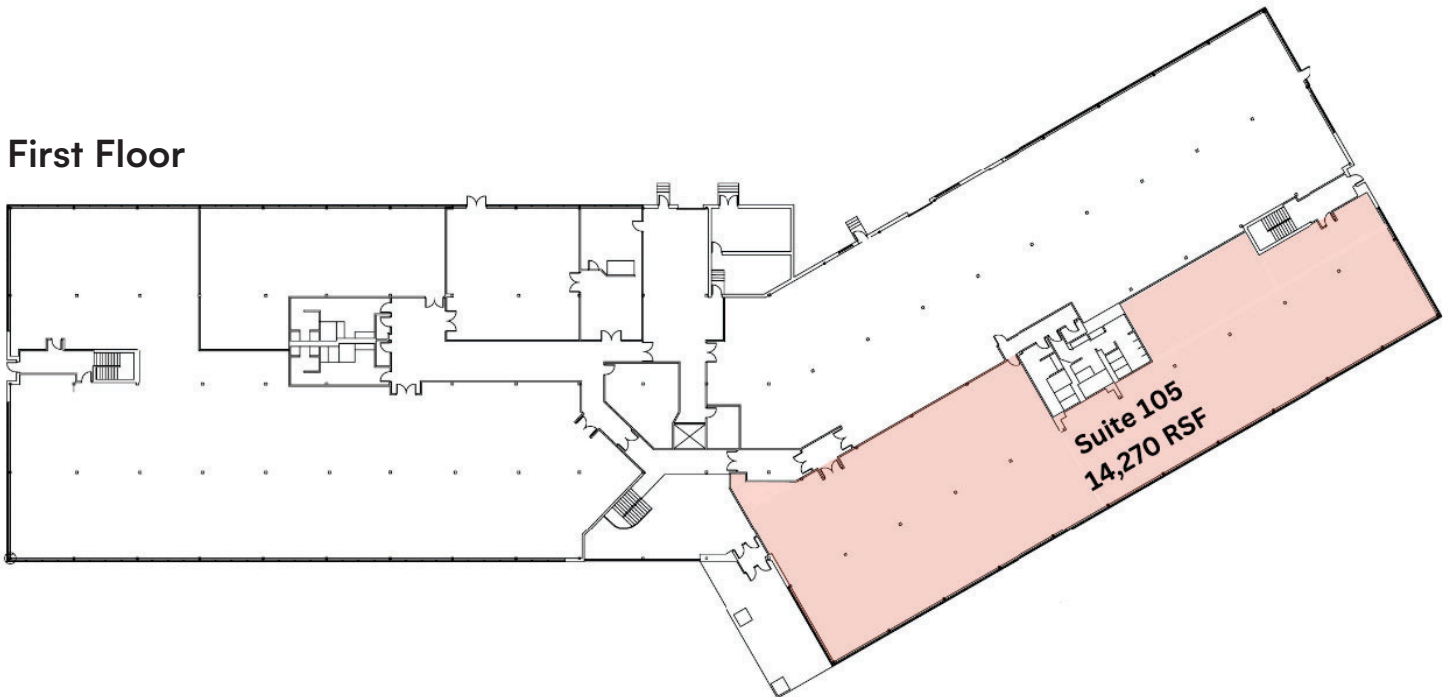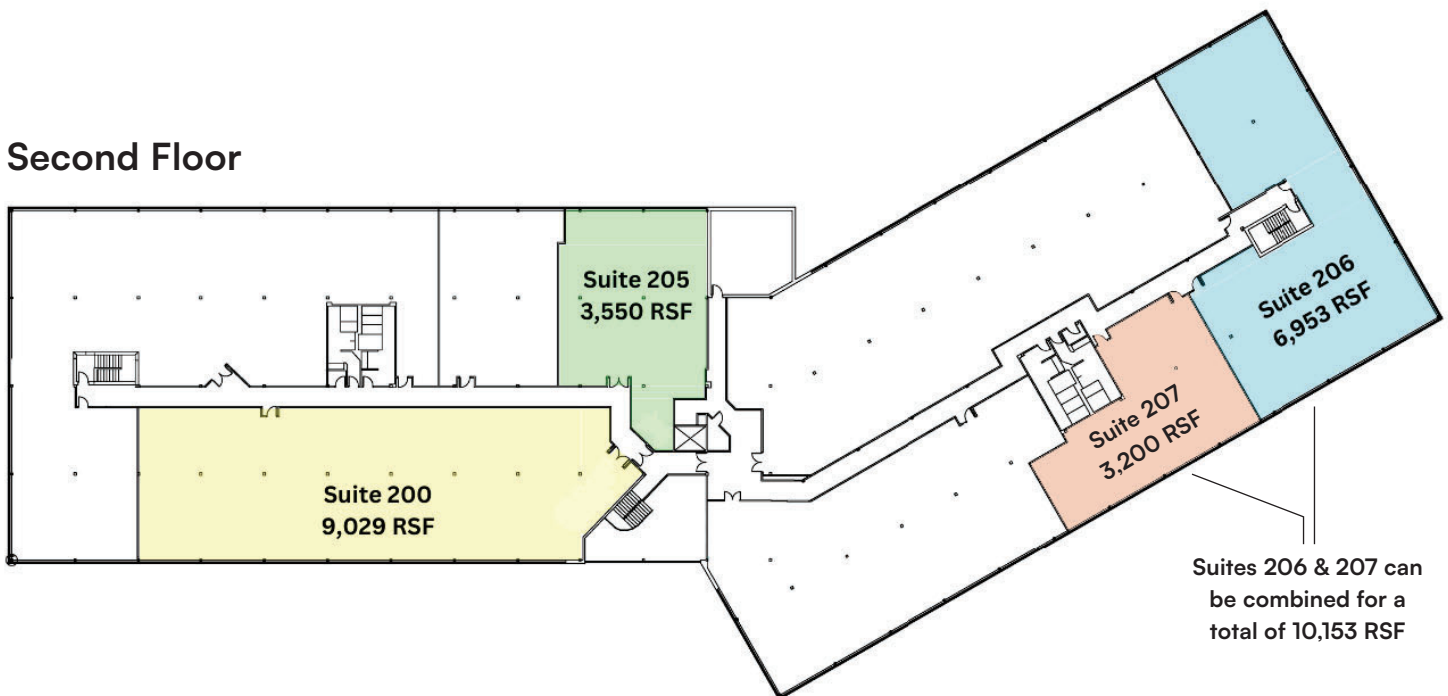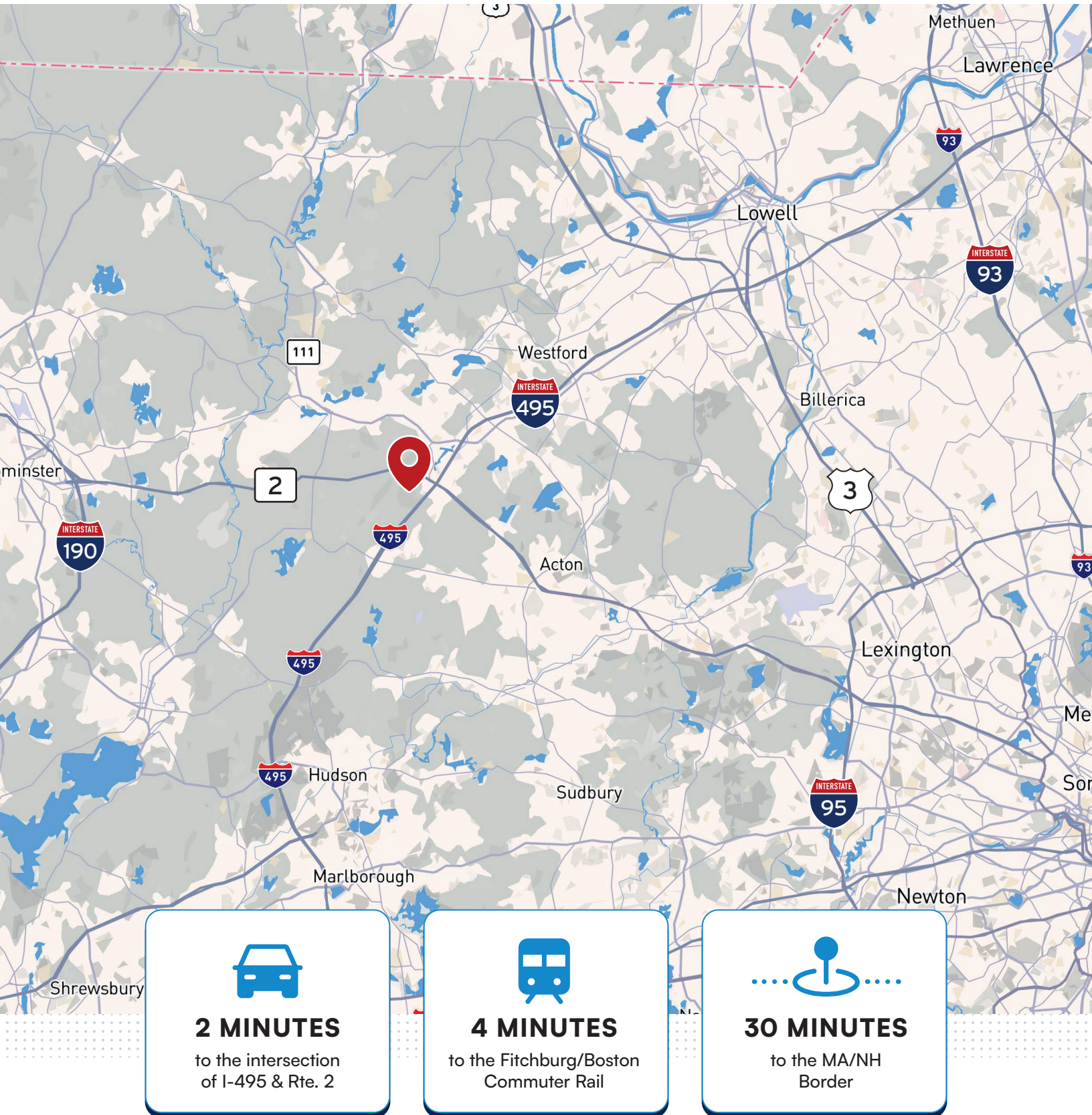**Sewer:** Private septic (2023)

**Electric:** Town of Littleton

## Amenities

› On-site café

› Common meeting rooms

› Fitness center

› Beautifully adorned deck

› Outdoor patio

› Private fish-stocked pond

› Volleyball court

› EV charging stations

## First Floor

Suite 105
14,270 RSF

## Second Floor

Suite 205
3,550 RSF

Suite 200
9,029 RSF

Suite 206
6,953 RSF

Suite 207
3,200 RSF

Suites 206 & 207 can
be combined for a
total of 10,153 RSF

**Floor Plan**

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

**4 MINUTES**
to the Fitchburg/Boston Commuter Rail

**30 MINUTES**
to the MA/NH Border

**Area Highlights**