

# CLOSED TRANSACTION

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85 Rangeway Road, Billerica, MA



**Address:** 85 Rangeway Road, Billerica, MA (Bld 1,2,3)  
(Forest Ridge Research Park)  
**Lessor:** George Tonna (K&L Realty)  
**Lessee:** American Power Conversion (APC)

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**Type:** Office/R&D  
**Size:** 100,000 sq. ft.  
**Term:** Building 1: Ten (10) years  
Building 2: Nine (9) years  
Building 3: Lease to run for nine (9) years  
coterminous with the lease referenced above  
and the base rent to be set at Year 2-Year 10

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**Comments:**

- Built in 2000
- APC took the space in shell condition with concrete floors, exposed bar joists and air-conditioning and power that was not distributed.

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**The  
Stubblebine  
Company**

[www.stubblebinecompany.com](http://www.stubblebinecompany.com)

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**The Stubblebine Company represented  
the Tenant in this transaction**

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