

CLOSED TRANSACTION

900 Middlesex Turnpike, Billerica, MA
Building 1



Address: 900 Middlesex Turnpike, Billerica MA-Bldg 1
Lessor: Gutierrez Company
Lessee: Millipore

Type: Office/R&D space
Size: 88,100 sq. ft.
Term: 15 years
Rental Rate: Years 1-5: \$13 n3 absolute net
Years 6-10 \$15 n3 absolute net
Years 11-15: \$17.85 absolute net

Tenant Improv: The Lessor will deliver the building in “open shell” condition which includes: lobbies, toilet rooms, two elevators, two loading docks and completed stairs. The HVAC equipment will be provided by the Lessor, but stopped at the main riser. All other improvements will be at the lessee’s cost.

Comments:

- Build to suit project
- Located on Middlesex Turnpike just 4 miles from Rt. 128 (located at corner of Middlesex Trnpke. and Suburban Park Drive)



**The
Stubblebine
Company**

www.stubblebinecompany.com

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

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