

**FOR
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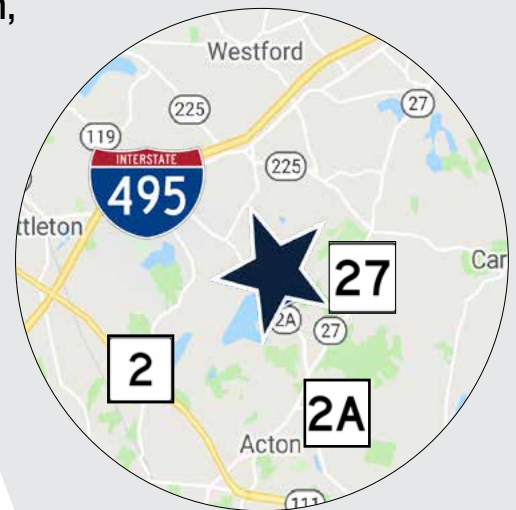
43 NAGOG PARK ACTON, MA



23,502 SF FIRST CLASS OFFICE SPACE AVAILABLE

» As Co-Exclusive Agents, The Stubblebine Company and O'Brien Commercial Properties are pleased to offer 43 Nagog Park, Acton, MA for lease:

- Strategically located in close proximity to I-495, Route 27, Route 2/2A
- Close proximity to numerous amenities
- Corporate neighbors include Verizon, Ericsson
- Offers Class A Office Space with comprehensive upgrades in the park



CO-EXCLUSIVE LISTING AGENTS



THE STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL





PROPERTY SPECIFICATIONS

TOTAL SIZE:	59,324 SF
AVAILABLE:	23,502 SF (13,000 + SF CONTIGUOUS)
RESTROOMS:	2
ZONING:	GENERAL INDUSTRIAL/OFFICE PARK 1
CLEAR HEIGHT:	9'
LOADING:	TWO (ONE WITH LEVELERS)
POWER:	ELECTRIC - FOUR 120/280 VOLT, 400 AMP MAINS (1,600 AMPS TOTAL)
HVAC:	ELECTRIC
WATER/SEWER:	CITY WATER/ON-SITE WASTEWATER TREATMENT PLANT
LIFE SAFETY:	SERVICE TO THE BUILDING BUT NOT ALL SPACES SPRINKLERED
PARKING:	261 FREE SURFACE SPACES
TAXES:	\$1.10/SF (201)
SECURITY:	CARD ACCESS SYSTEM FOR BUILDING TENANTS
ELEVATOR:	ONE PASSENGER ELEVATOR

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DETAILS REGARDING NAGOG PARK

RENOVATIONS:	\$3.19 MILLION (\$15/SF)
EMPLOYEES:	200+
SOLD TO USERS:	6 BUILDINGS
RETAIL OFFERINGS:	740,000 WITHIN A 10 MINUTE DRIVE
EXTRAS:	NEWLY REPAVED ROADWAY NEW PEDESTAL SIGNAGE AT ALL BUILDINGS EXTENSIVE LANDSCAPING UPGRADES EXTENSIVE PARKING LOT UPGRADES NEW MONUMENT SIGNAGE



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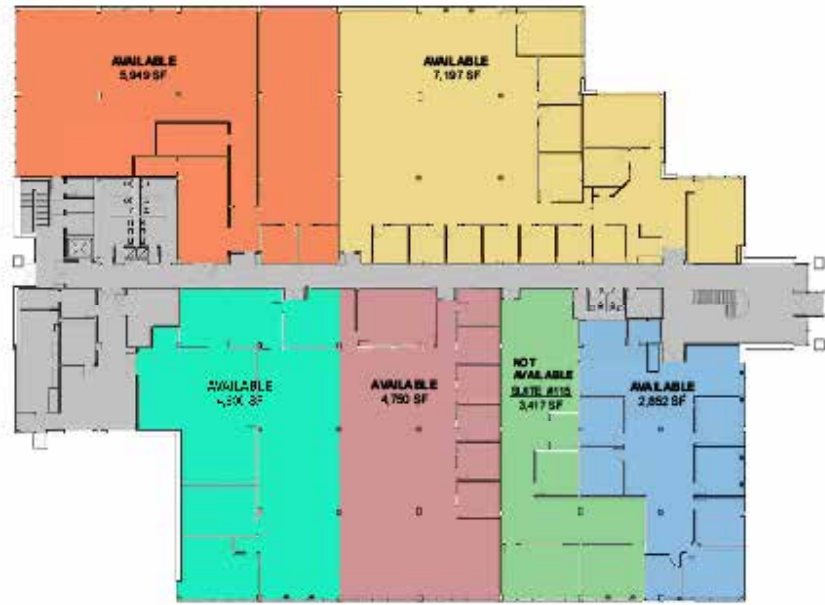


THE STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

COMMERCIAL
O'BRIEN
PROPERTIES, INC

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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CORFAC INTERNATIONAL

COMMERCIAL
O'BRIEN
PROPERTIES, INC

MARKET OVERVIEW



ACTON OVERVIEW

Acton was incorporated as a town in 1735. Acton citizens had a significant role in the Battle of Lexington and Concord, the prelude to the American Revolution. Acton is a suburban town in Middlesex County, Massachusetts, United States, approximately twenty-one miles west-northwest of Boston along Route 2 west of Concord and about ten miles southwest of Lowell.

Acton has a large retail presence and is home to many corporations, such as, Cami Research Inc., Sanova Bioscience Inc., Perillon Software, Seachange International, and Affirmed Networks. Acton is geographically close to the MBTA Acton Commuter Rail and that offers an convenient travel into Boston. Acton also offers several indoor and outdoor, recreational sports activites. Being close to Boston there is an abundance of entertainment options.



ACTON ECONOMY

- Acton has an unemployment rate of 3.1%. The US average is 5.2%.
- Acton has seen the job market increase by 1.2% over the last year. Future job growth over the next ten years is predicted to be 39.2%, which is higher than the US average of 38.0%.



ACTON DEMOGRAPHICS



POPULATION: 23,777



MEDIAN INCOME: \$133,713



MEDIAN AGE: 45.9



MEDIAN HOME VALUE: \$559,400

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CORPORATE NEIGHBORS



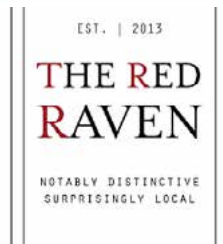
ERICSSON



PRESAGIS



LOCAL AREA AMENITIES



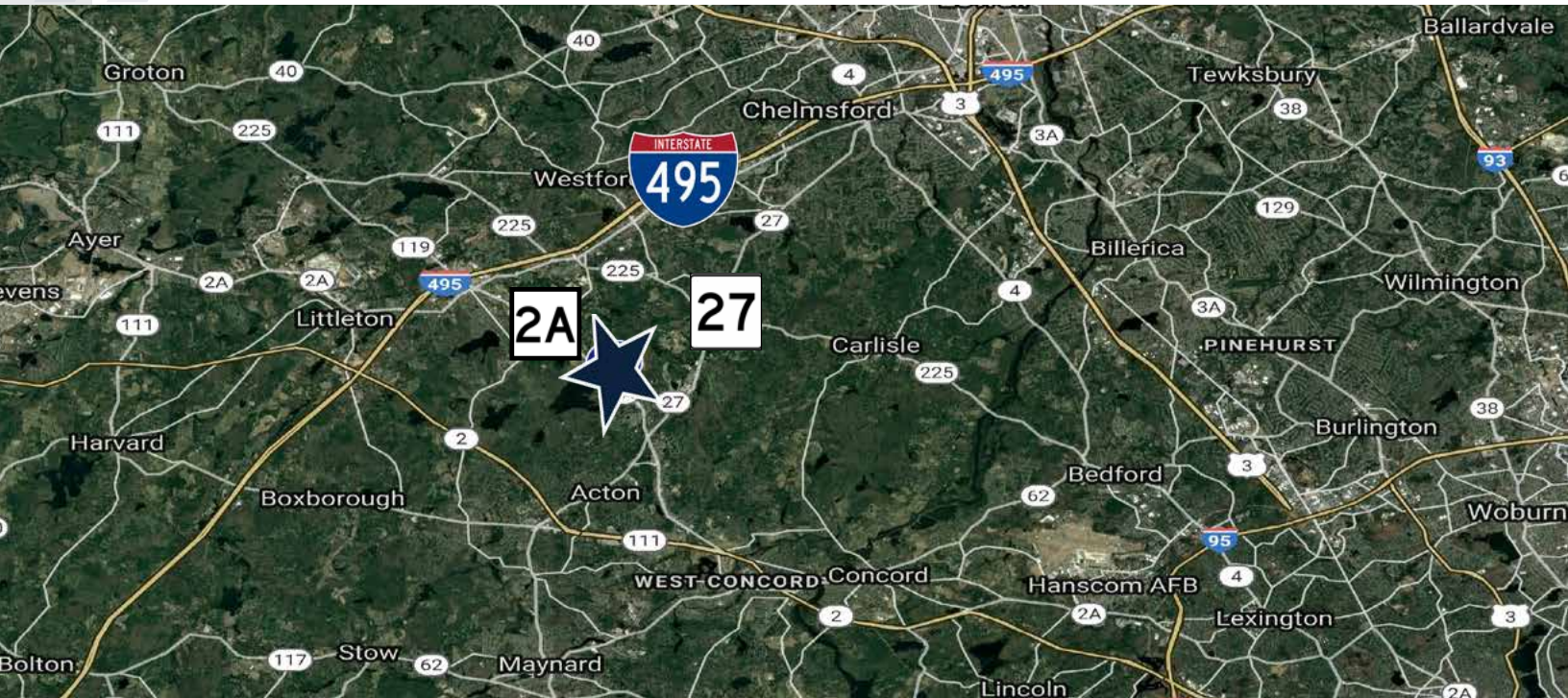
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LOCATION



CONTACT:

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Distance To

2A

0.6
miles4
miles

27

2
miles

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate broker. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.

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