

**FOR
LEASE**

43 NAGOG PARK

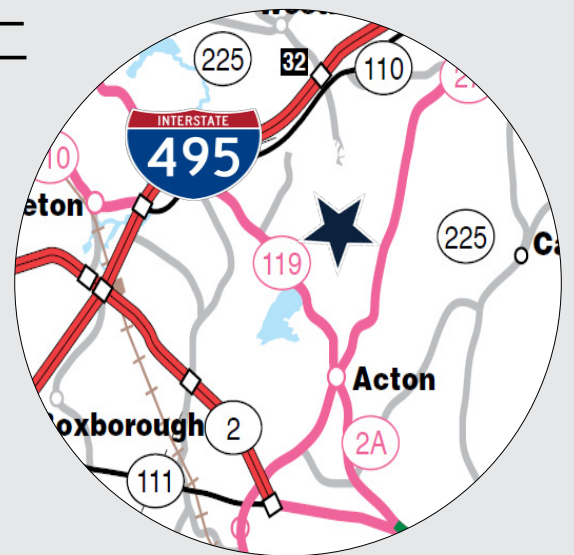
ACTON, MA



23,502 S.F. 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 S.F.
AVAILABLE	23,502 S.F. (13,000 + S.F. Contiguous)
RESTROOMS	2
ZONING	General Industrial/Office Park 1
YEAR BUILT	1984
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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COMMERCIAL
O'BRIEN
PROPERTIES, INC



DETAILS REGARDING NAGOG PARK

RENOVATIONS \$3.19 Million (\$15/ S.F.)

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

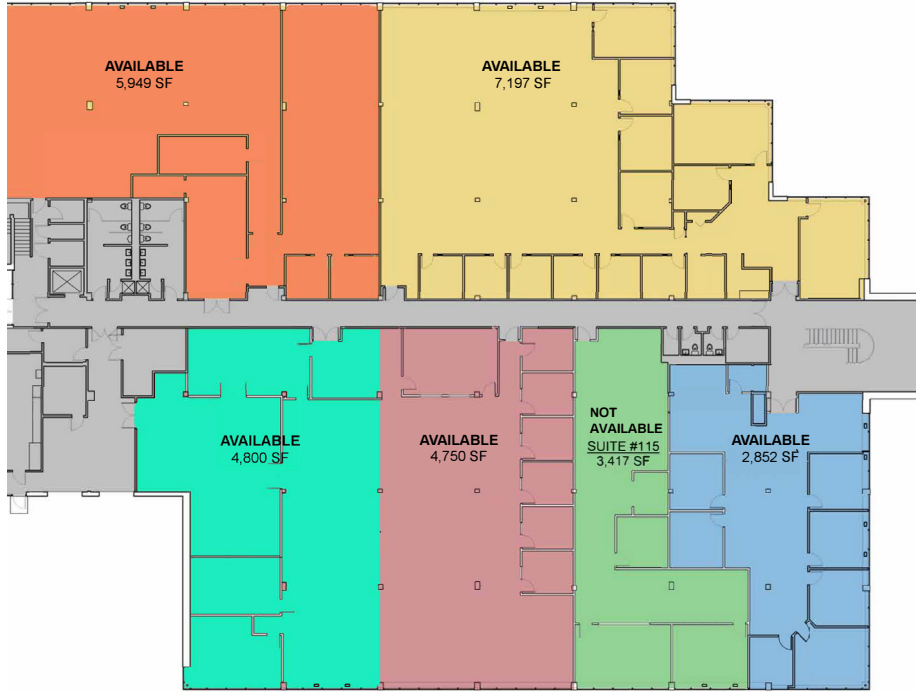


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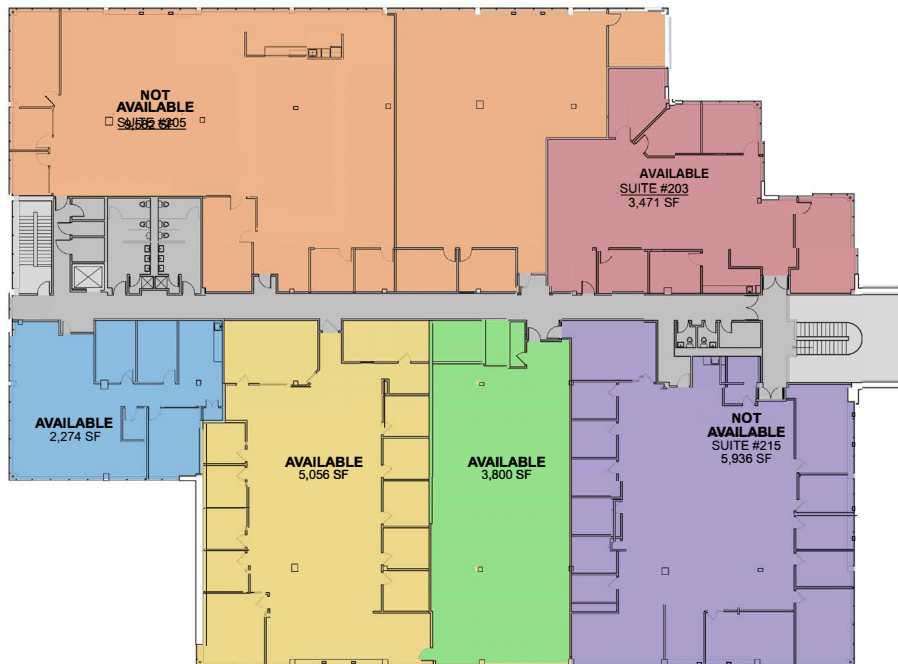
COMMERCIAL
O'BRIEN
PROPERTIES, INC

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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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

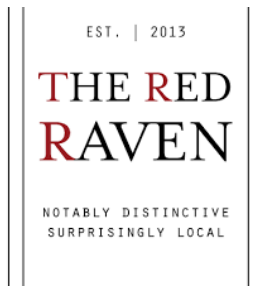


PRESAGIS

LOCAL AREA AMENITIES



STAPLES



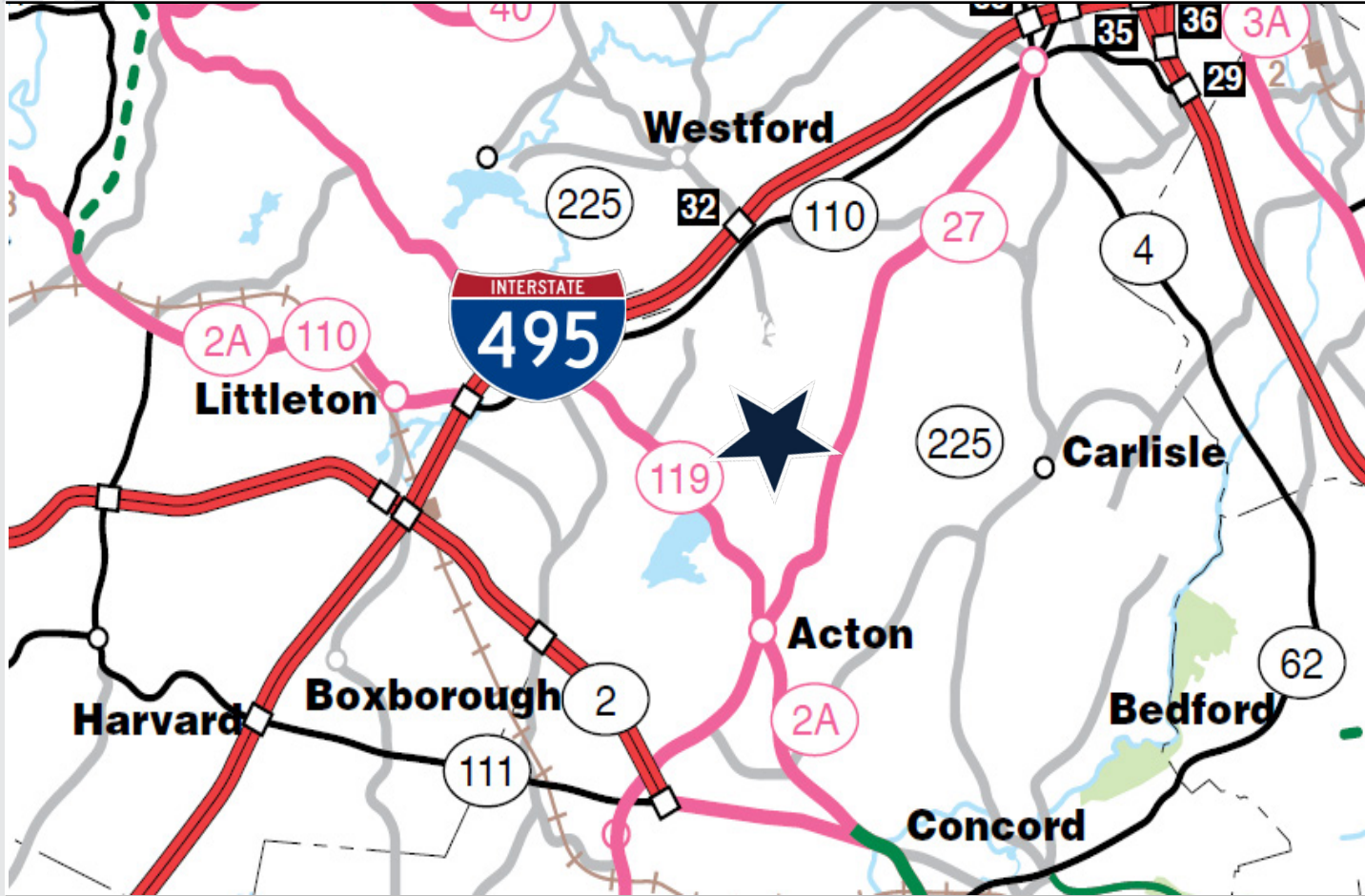
**TRADER
JOE'S**



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LOCATION




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Distance To		
2A	 495	27
0.6 miles	4.0 miles	2.0 miles

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