

Office and R&D Space Available For Lease

@ **TECH CENTRAL**

80 & 90

**CENTRAL STREET
BOXBOROUGH, MA**



PROPERTY DESCRIPTION

80 Central Street offers a distinctively contemporary design complete with a three story atrium lobby, a 125-seat cafeteria, on-site fitness room with showers and lockers and outstanding building infrastructure to accommodate the business needs of a broad range of the regions diverse office/R&D users.

The building boasts enhanced infrastructure including over 400 tons of HVAC capacity, 27 watts per square foot of electrical power, 125 lb live load capacity and CAT 5&6 wiring through the building. Tech Central is located immediately off Route 2, one exit from I-495 in the heart of one of the nation's most concentrated technology hardware regions.

PROPERTY HIGHLIGHTS

 <p>EASILY ACCESSIBLE TO ROUTE 2 AND I-495</p>	 <p>10,000 LBS FREIGHT ELEVATOR</p>	 <p>COLLABORATIVE CAFETERIA</p>	 <p>FITNESS CENTER ON-SITE</p>	 <p>5,000 AMPS AT 480V</p>
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BUILDING SPECIFICATIONS

SITE AREA	37.26 Acres
PARKING	3.75/1,000 square feet
BUILT	1988
BUILDING SIZE	149,162 SF
CAFETERIA	125-seat full-service cafeteria
FITNESS CENTER	On-site
LOCKERS/SHOWERS	All restrooms and lockers rooms renovated in 2021 Men: 22 lockers, 5 showers Women: 22 lockers, 3 showers
ROOF	Fully Adhered EPDM membrane
FLOOR	125 lbs. psf loading
FINISHED CEILING	Floor to deck heights: 13'2"
LOADING	Two (2) dock-level loading doors with shared access
HVAC	Two (2) York air-cooled chillers installed in 2017 and 2018 generate 410 tons of cooling capacity. Significant excess cooling capacity to support tenant supplemental systems. Four McQuay chilled water AHU's. Johnson Controls BAS upgraded in 2006 and 2014
ELEVATORS	1 Passenger (2500 lbs.) & 1 Freight (10,000 lbs.)
ELECTRICAL	5000 amp, 480/227 volt, 3-phase 4 wire (27 Watts psf)
CONNECTIVITY	Building provided with T1, T3, and Fiber Optic through Lighttower and Verizon
UTILITIES	Power: Littleton Electric Light Department Gas: National Grid Water: Littleton Water Department Waste: Private Sewer Treatment Plant installed 2014





LOBBY



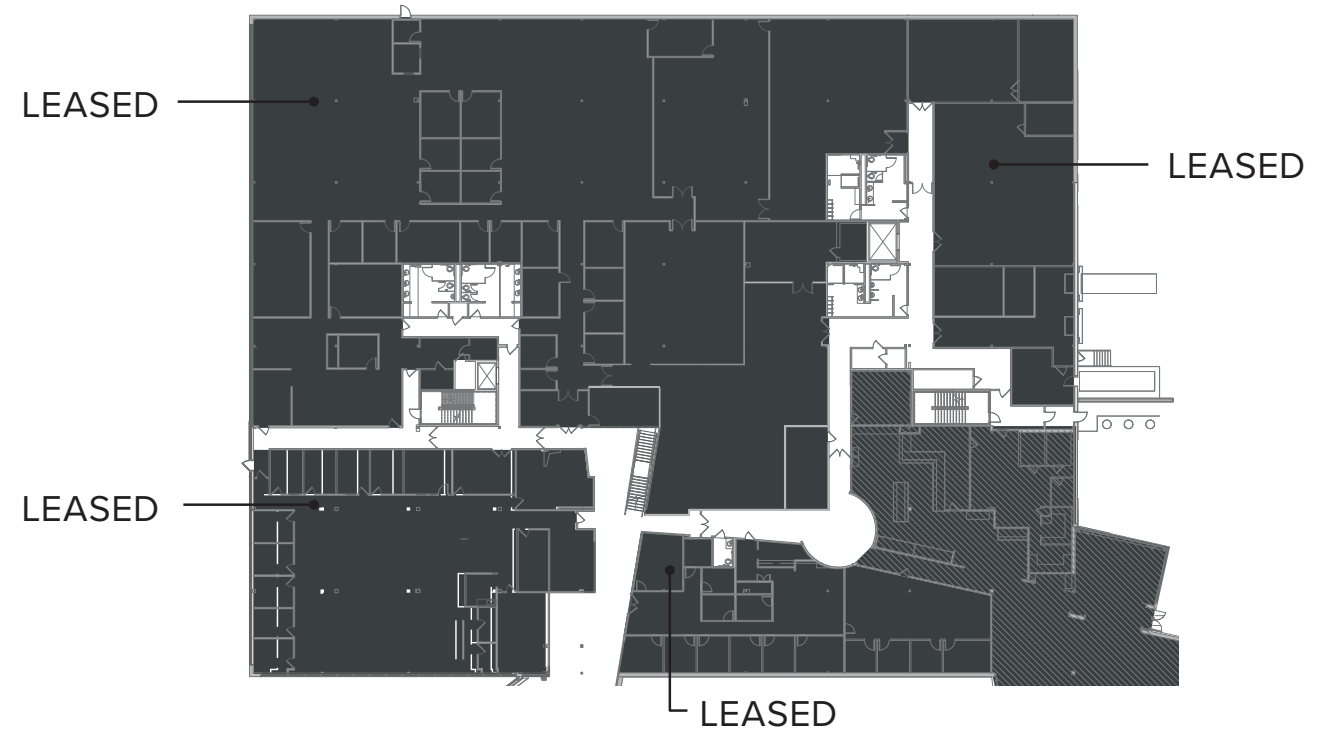
CAFETERIA



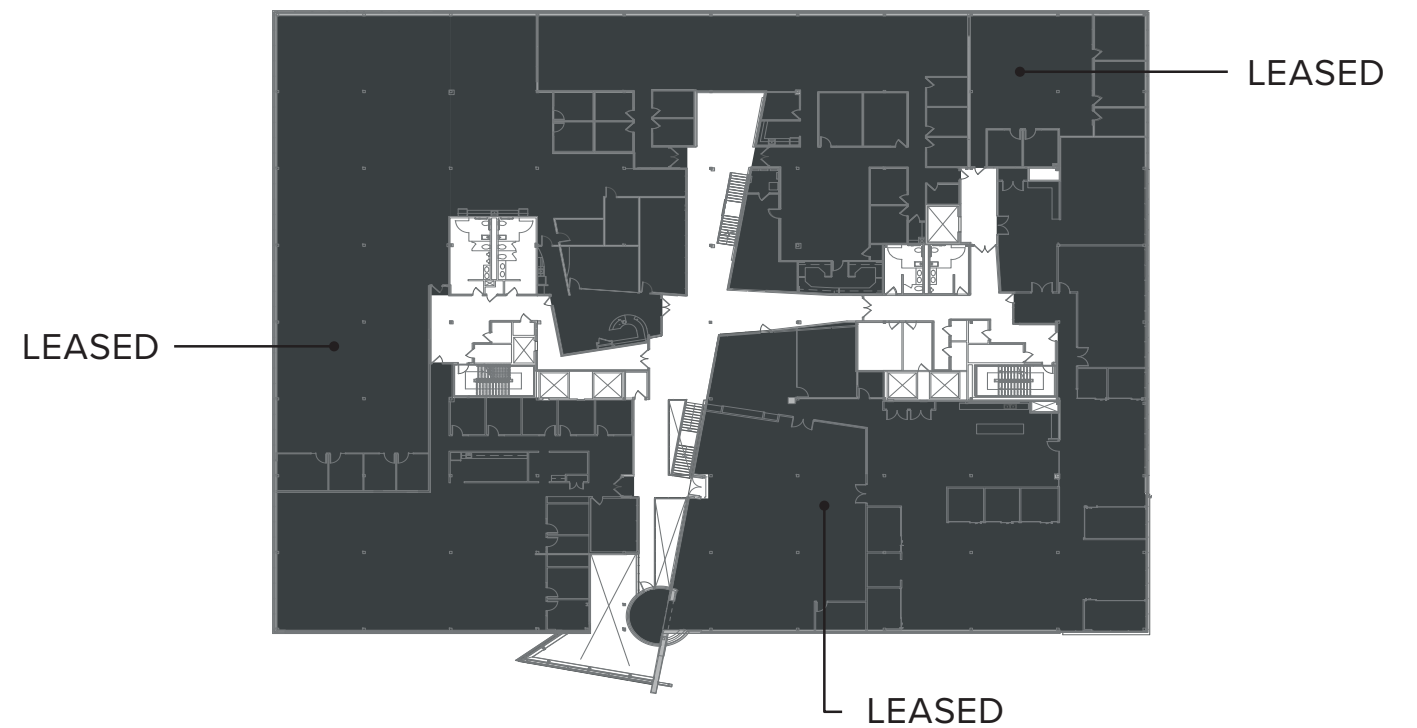
EXTERIOR

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

THIRD FLOOR



UNPARALLELED ACCESS

DESIRABLE LOCATION AMONG TOP TIER EMPLOYERS

Located at the convergence of Route 2 and I-495, the Property sits just 14 miles from Route 3, 20 miles from I-90, and 22 miles from I-93, offering easy access to all of Greater Boston's major highway arteries. Additionally, Downtown Boston is just 30 miles southeast, home to world class transportation amenities including Logan International Airport, and Amtrak access via South Station & North Station. With such a desirable location, the submarket attracts an unmatched combination of blue chip tenants such as Redhat, Intel, Medtronic, Lockheed, Juniper Systems, and Thermo Fisher Scientific.



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