



### Space Profile

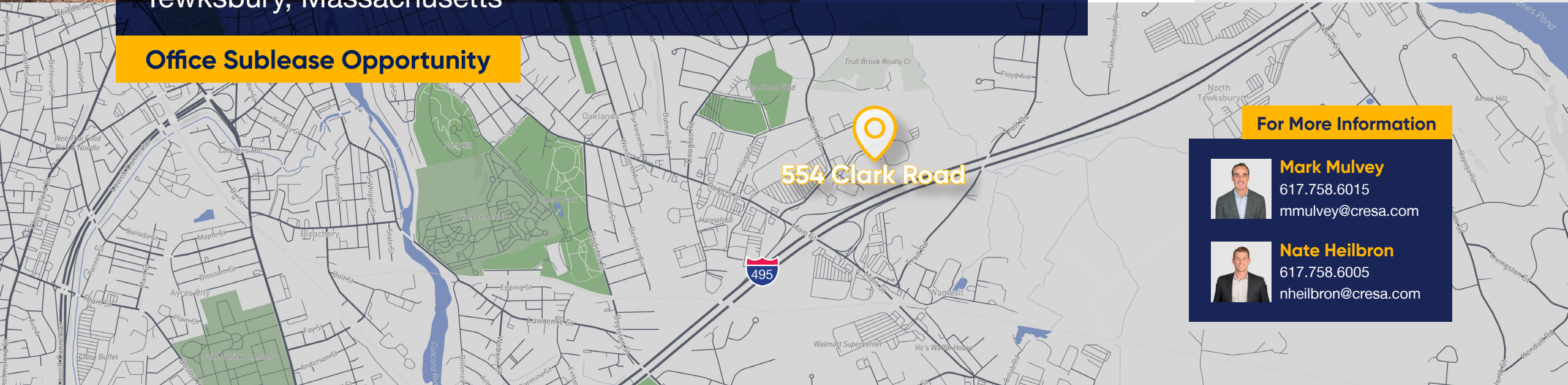
<b>Floor</b>	1
<b>Size</b>	17,779 SF
<b>Rental Rate</b>	Negotiable
<b>Availability</b>	Immediate
<b>Term</b>	Through August 31, 2030
<b>Type</b>	Office
<b>Submarket</b>	Route 495 North
<b>Built (Building)</b>	1985, Renovated 2020
<b>Parking</b>	2.50/1,000 SF

### Key Highlights

- Partial building opportunity
- Single-story, office/R&D facility
- Brand new space built in 2020
- New roof, HVAC, electrical, and finishes
- Office space is furnished and wired
- Located just off Interstate 495 and within proximity to Interstate 95 and Routes 110 and 3
- 9-minute drive to the nearest MBTA Commuter Rail station on the Lowell line

**554 Clark Road**  
Tewksbury, Massachusetts

**Office Sublease Opportunity**



### For More Information

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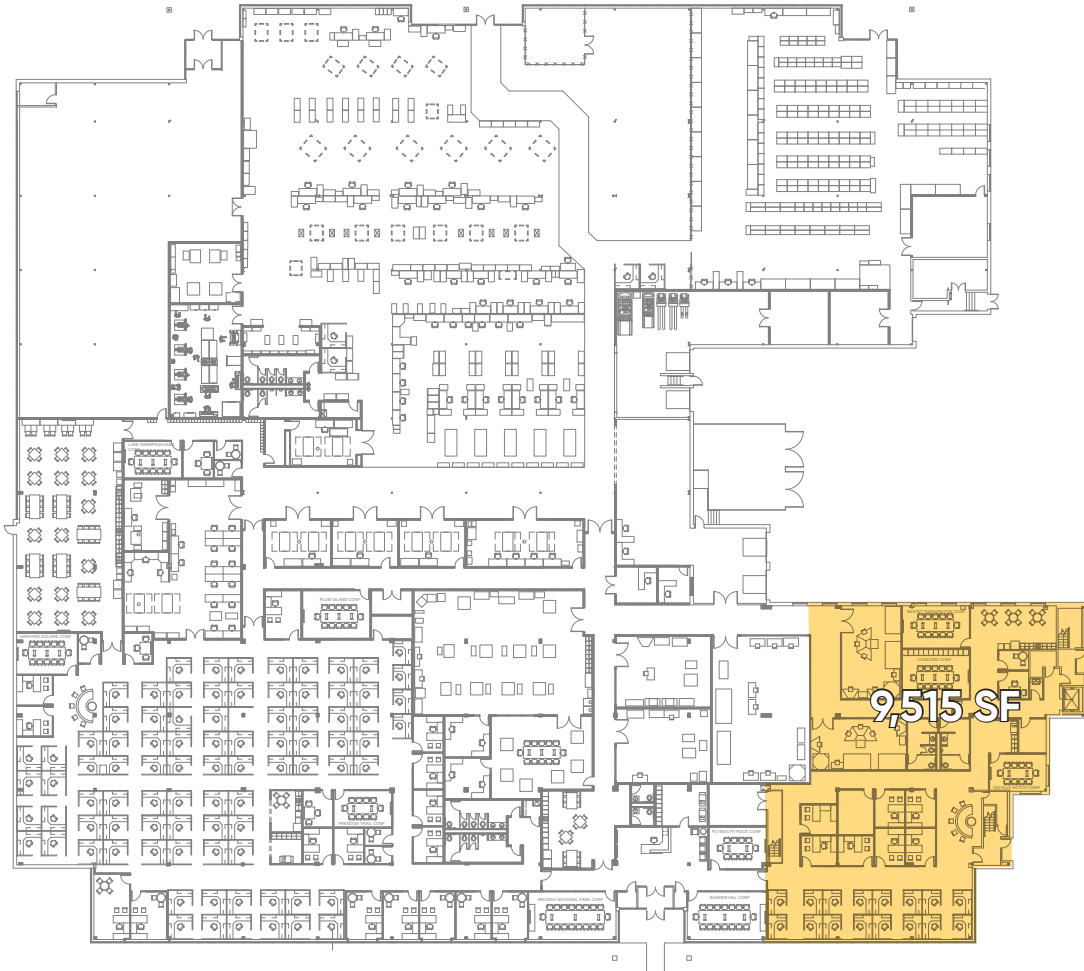
# 554 Clark Road

Tewksbury, Massachusetts

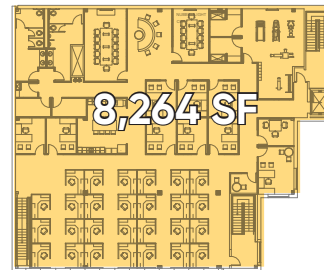


## 1st Floor

- Available Office Space (17,779 SF)
- Current Tenant Space



## 2nd Floor



9,515 SF

8,264 SF



Lobby/Reception



Conference Room



Workstations