



Ferncroft
35 VILLAGE ROAD



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**NORDLUND
ASSOCIATES**

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Office Property

35 Village Road

Middleton, MA 01949

As the exclusive agent, Nordlund Associates Inc. is pleased to present Ferencroft Corporate Center for lease.

35 Village Road in Middleton, Massachusetts, is a Class A office building constructed in 1989, as of 2023, ownership re-invested a \$4 million capital improvement package into the common areas and building overall. This eight-story property is situated on 12.5 acres, improved with 230,554 square feet of office space, positioned to service the North of Boston and Southern New Hampshire markets. The site is conveniently located at the juncture of I-95, Rt. 1 and Rt. 62, one mile north of Rt. 114, and is 20 miles north of Boston. Tenants have access to full amenities package, including an on-site conference center, fitness facilities including lockers and showers, covered parking, lower-level storage accessible by freight elevators. A staffed cafeteria with state-of-the-art lounge, consisting of seating for 160 people, fireplace, tv's, table games and golf simulator. The Ferencroft Corporate Center continues to attract a diverse mix of tenants, drawn to its campus-style setting, flexibility of suite sizes, city-style amenities, and superior accessibility to all major highways. Contact Nordlund Associates for more information on North Shore Premier Office asset.

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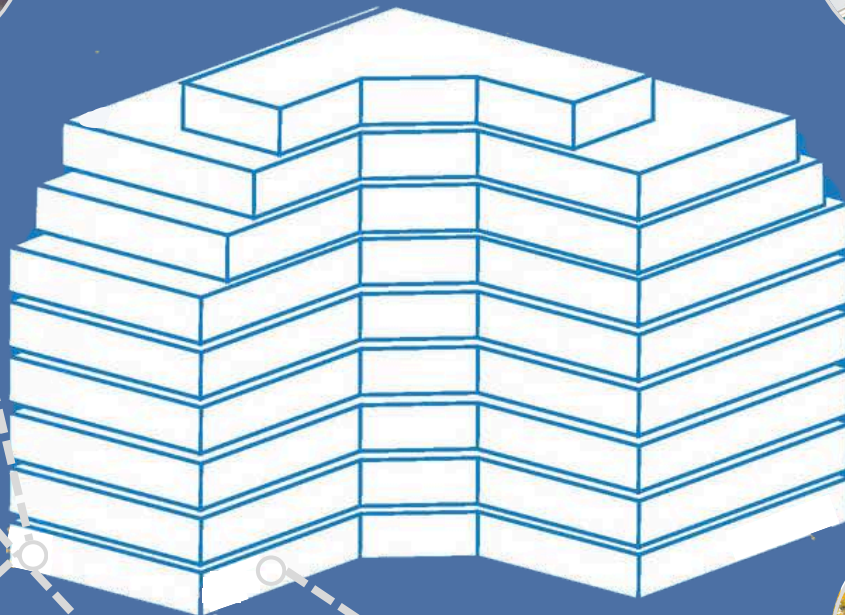
Work Here. *Thrive Anywhere.*

Ferencroft Corporate Center is a suburban oasis where businesses thrive off urban-style convenience. From the 12.5 acres of beautiful grounds and sweeping views of the suburban landscape, after a \$4 million re-investment to the full-service cafeteria, tenant lounge with state-of-the-art golf simulator and fitness center, Ferencroft is truly the best of both worlds.



State-of-the-art **golf simulator**

Extensive **parking**, including covered executive parking



Full-service **cafeteria** and seating for 160 people



Outdoor **seating**



Lobby with high-end finishes



State-of-the-art **fitness center** with showers and lockers



Conference center with configurable seating and established AV amenities

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Building Specs

Rentable Square Footage

230,554 square feet / 8 Stories

Year Built

1990 (2023 renovation)

Parking

1,014 total parking spaces. 222 surface and 783 within a 3 story parking structure.

Loading Dock

Two (2) 97”H x 98”W overhead doors lead to an interior 735 sf loading dock with direct access to the freight elevator.



Emergency Power

Building is outfitted with two (2) Diesel generators, totaling 1100KVA, with the capability of running the entire building during a power outage.

Elevators

Four (4) Passenger elevators One (1) Freight elevator (5,000 lb capacity)

HVAC

10 VAV air handling units serviced by (2) chillers, delivering 1100 tons of capacity and (2) gas fired boilers for heat. This system is designed for full redundancy.

Ferncroft Center



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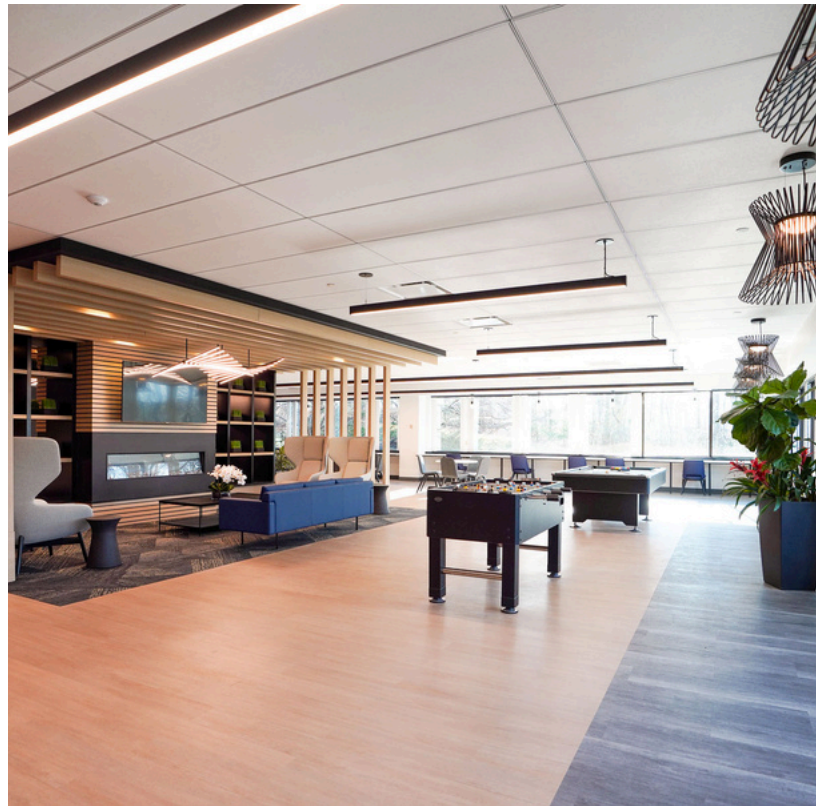


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Amenities



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FOR MORE INFORMATION

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