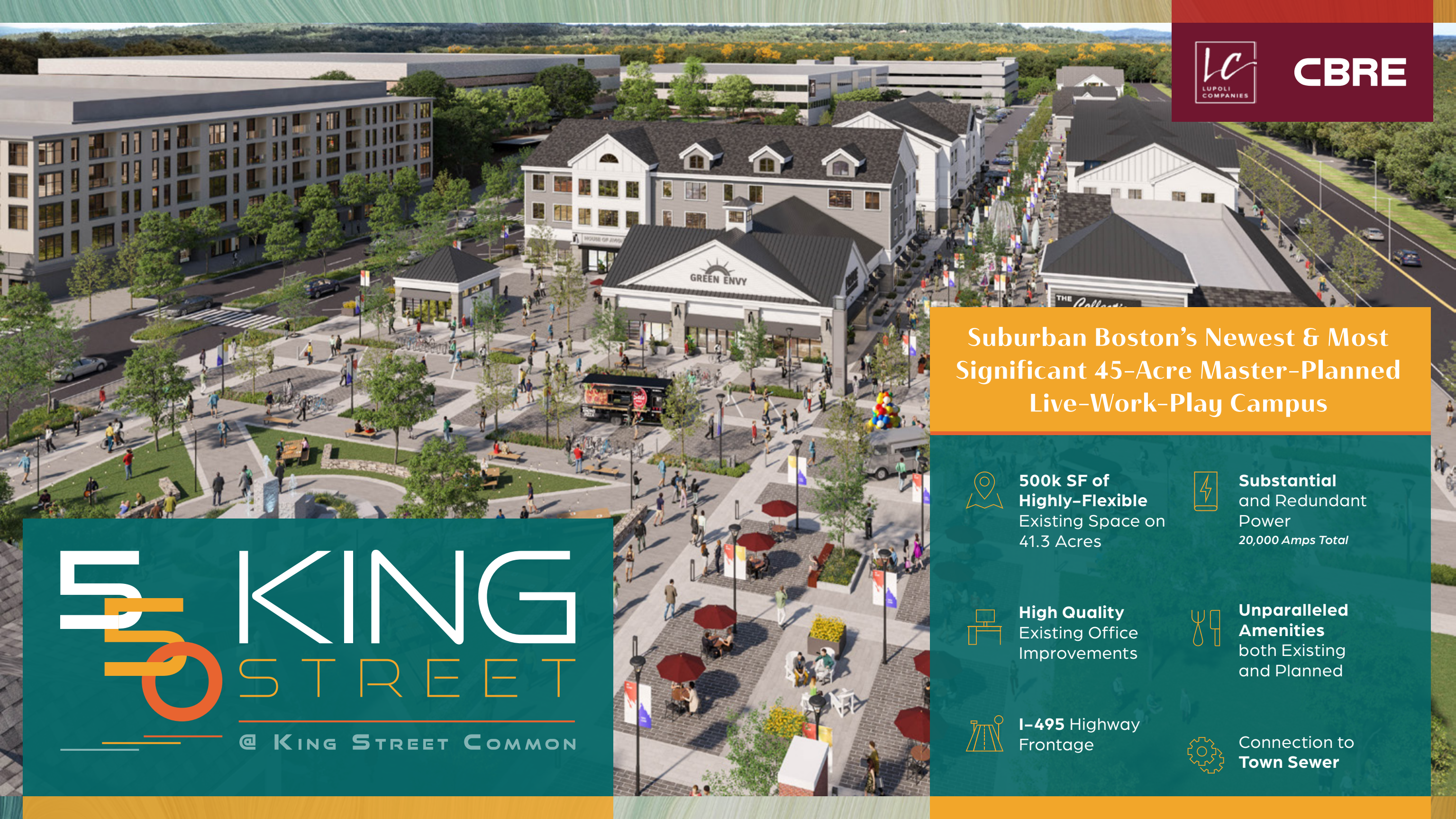




CBRE



Suburban Boston's Newest & Most Significant 45-Acre Master-Planned Live-Work-Play Campus

5 KING STREET

@ KING STREET COMMON



500k SF of Highly-Flexible Existing Space on 41.3 Acres



Substantial and Redundant Power
20,000 Amps Total



High Quality Existing Office Improvements



Unparalleled Amenities
both Existing and Planned



I-495 Highway Frontage



Connection to Town Sewer

Introducing King Street Common, a 45-acre site with a current buildout of approximately 500k+ SF of Office/R&D/Advanced Manufacturing space.

Recent zoning changes to provide for the development of up to 2 Million SF of mixed use development including a major sewer extension program via a \$28 million appropriation.

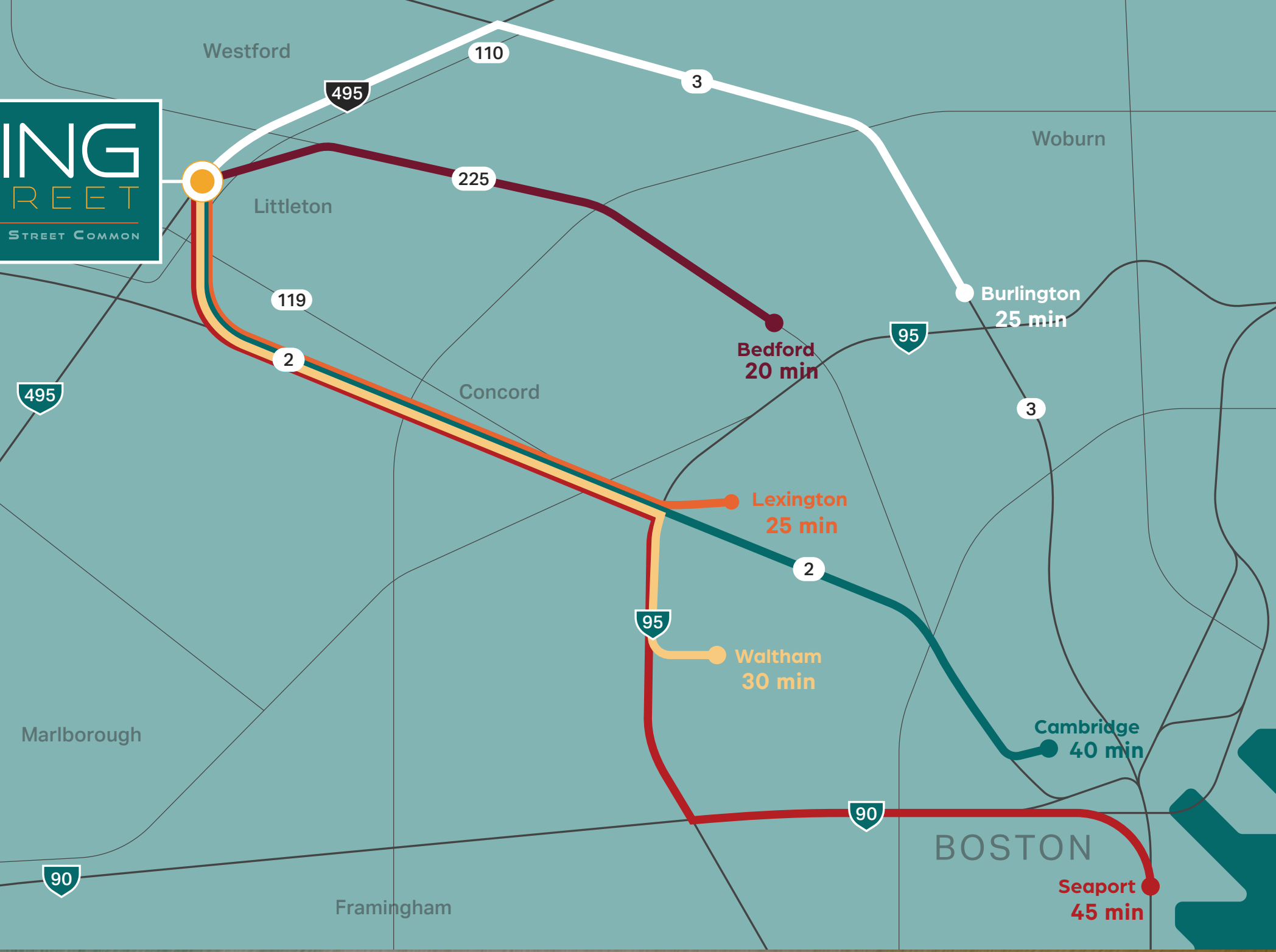
Upon completion, King Street Common will become a market-leading, master-planned, live-work-play redevelopment consisting of significant retail amenities, multi-family residential, and additional commercial development expansion to meet the heavy-infrastructure requirements of today's tenants in a variety of sectors – life science, advanced manufacturing, green energy, robotics, and medical device development.






550 King Street is located less than a mile from Exit 31 off I-495, at the intersection of Routes 119 and 110 in Littleton, MA.

This location offers excellent accessibility further complemented by the on-site Lowell Regional Transit Authority (LRTA) bus stop which services the Charles A. Gallagher Transit Terminal in Lowell.



Transportation and Access

The point

GREAT ROAD KITCHEN
DYNASTY BAR & CUISINE

COURTYARD
BY MARRIOTT

metroROCK
ROCK CLIMBING CENTERS

MARKET BASKET
"MORE FOR YOUR DOLLAR"

MASALA BAY GRILL

MELT-FIT

TAVERN IN THE SQUARE

ANTHONY'S
COAL FIRED PIZZA
PIZZA WELL DONE

Starbucks

Taka

Sabell

CORNERSTONE SQUARE

Westford
0.8 miles/3 min
East

pure barre

{B} BURTONS
GRILL & BAR

Panera BREAD

EVVIVA TRATTORIA

Rangoli Grill

KIMBALL FARM
SINCE 1939

CVS
pharmacy

5 KING STREET
@ KING STREET COMMONS

Constitution Avenue



110

119

INGRESS

EGRESS

Russell Street

Shea Street

Partridge Lane

King Street

Village Lane

Farmstead Way

Robinson Road

White Street

Great Road

Area Amenities & Access

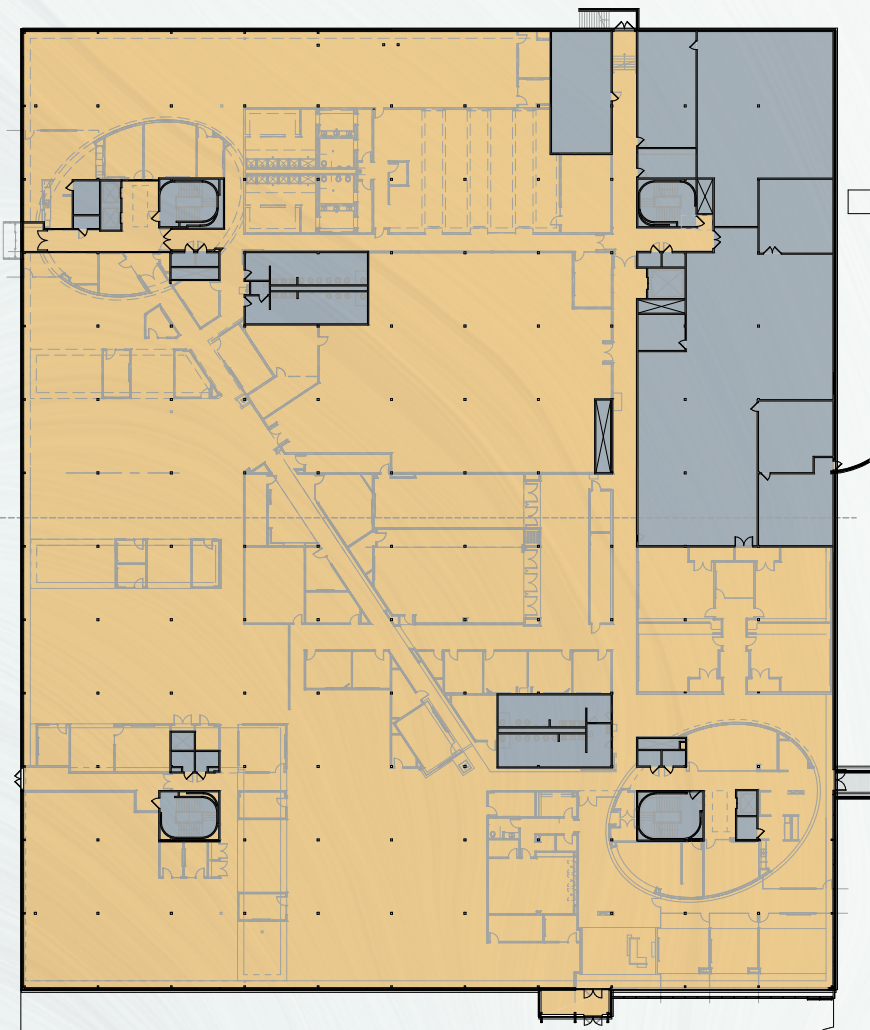


Proposed On-Site Retail

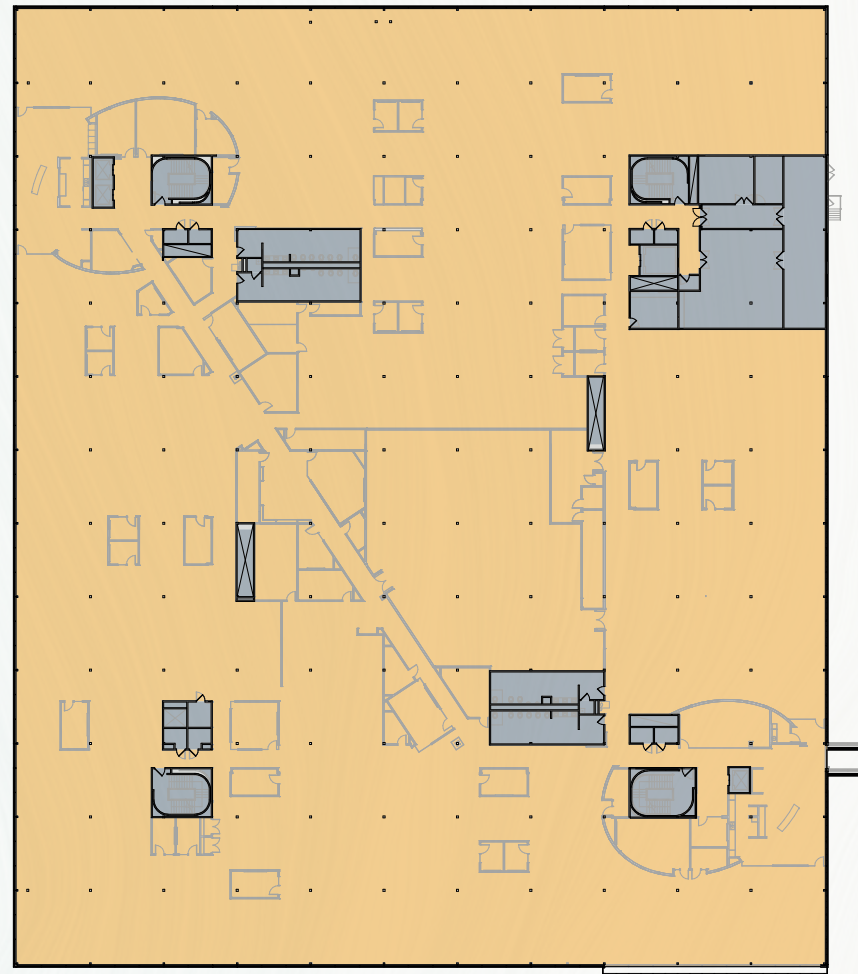


High-Level Existing Improvements

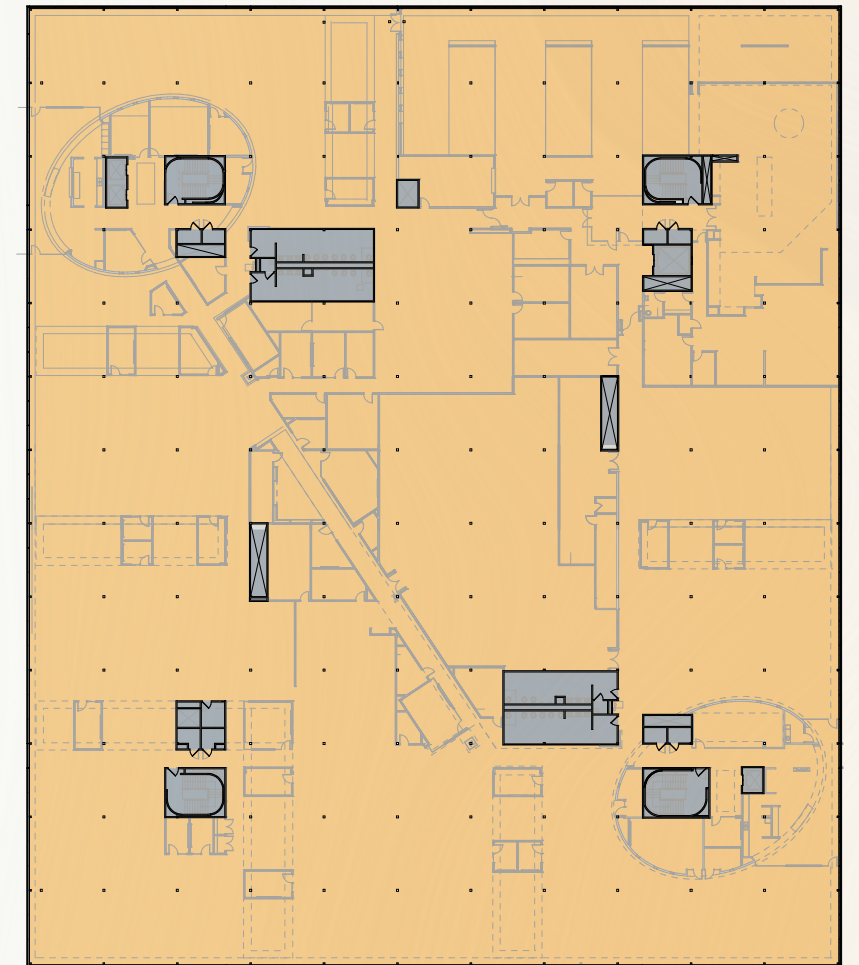
62,653 SF
Ground Floor Plan



104,674 SF
Second Floor Plan



107,399 SF
Third Floor Plan



Building A: As Built

Outstanding Corporate HQ Opportunity



CBRE

50 KING STREET

@ KING STREET COMMON

Brian McKenzie

Executive Vice President
+1 617 439 7813
brian.mckenzie@cbre.com

John Wilson

Executive Vice President
+1 617 439 7811
john.wilson15@cbre.com

Christian Vallis

Associate
+1 978 223 8582
christian.vallis@cbre.com

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