

201 RIVERNECK



*Where Innovation
Finds Its Space*

- PREMIUM OFFICE SPACE FOR FORWARD-THINKING COMPANIES
- 27,500 SF TOTAL
- 35 MINUTES FROM BOSTON

PROPERTY OVERVIEW

AN ENVIRONMENT BUILT FOR GROWTH

201 RIVERNECK ROAD OFFERS **90,000 SQUARE FEET** OF ADAPTABLE COMMERCIAL SPACE ACROSS TWO FLOORS. FROM FLEXIBLE GROUND-FLOOR LAYOUTS TO PREMIUM SECOND-FLOOR SUITES, THIS BUILDING DELIVERS THE INFRASTRUCTURE AND ENERGY TODAY'S BUSINESSES NEED TO THRIVE.

- **GROUND-FLOOR OFFICE AND FLEX SPACE AVAILABLE**
- **SECOND-FLOOR OFFICE SUITES** WITH MODERN, EFFICIENT LAYOUTS
- EXPANSIVE **NATURAL LIGHT** FROM CONTINUOUS WINDOW LINES
- **NEW LED LIGHTING** THROUGHOUT FOR ENERGY EFFICIENCY
- PROFESSIONALLY MANAGED PROPERTY WITH UPDATED FINISHES AND SYSTEMS

STRATEGIC LOCATION

CHELMSFORD, MA

- A TECH-FORWARD SUBURBAN MARKET WITH STRONG BUSINESS INFRASTRUCTURE AND QUALITY OF LIFE:
- ACCESS TO **ROUTE 3, I-495**, AND THE **LOWELL CONNECTOR**
- 35 MINUTES TO DOWNTOWN BOSTON
- HOME TO A HIGHLY EDUCATED, SKILLED WORKFORCE
- EXCELLENT PUBLIC SCHOOLS AND LOCAL AMENITIES
- ATTRACTS TECH, R&D, AND PROFESSIONAL SERVICE FIRMS
- GROWING **STARTUP ECOSYSTEM** WITH ACCESS TO TALENT AND RESOURCES
- DOWNTOWN FILLED WITH **CO-WORKING SPACES, RESTAURANTS, AND CULTURAL VENUES**
- 15 MINUTES FROM NEW HAMPSHIRE TO ACCOMMODATE AFFORDABLE LIVING AND SHORT COMMUTE FOR EMPLOYEES



Architectural Presence & Curb appeal

ATTRACTIVE BRICK FAÇADE WITH EXPANSIVE GLASS LINES

LANDSCAPED ENTRY CREATING A STRONG FIRST IMPRESSION

CORPORATE IDENTITY-READY BUILDING DESIGN
AMPLE ON-SITE PARKING FOR EMPLOYEES AND VISITORS

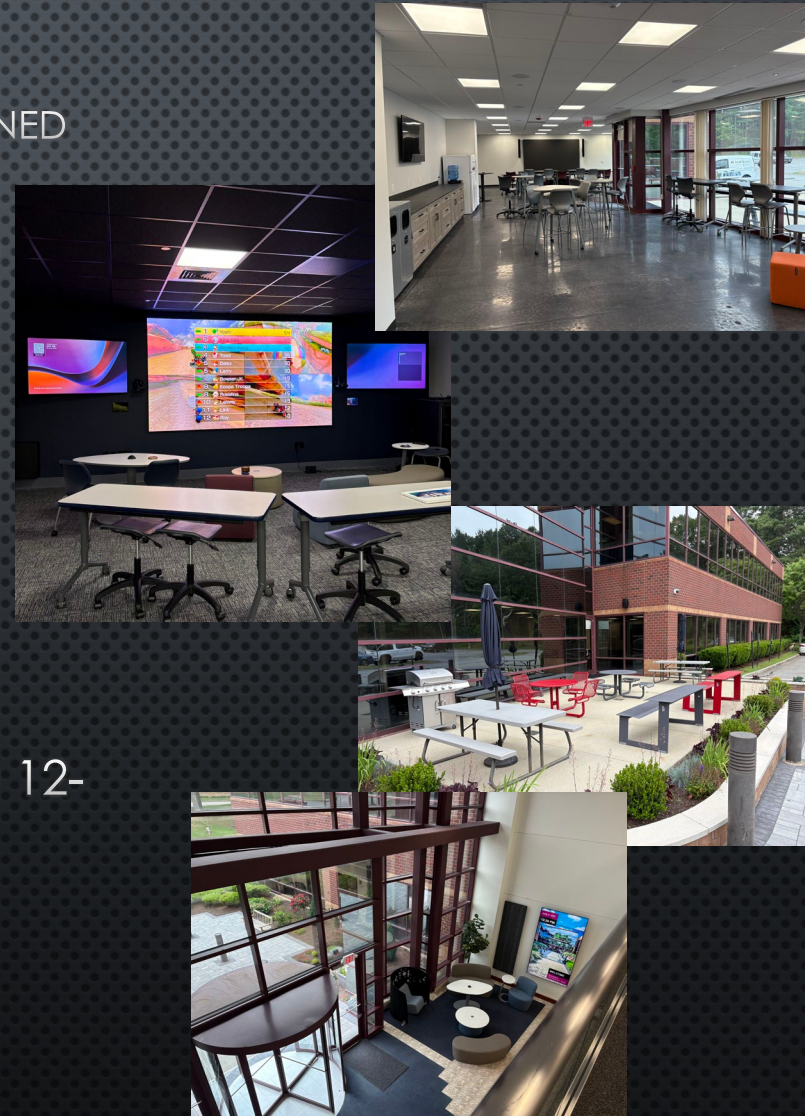


EMPLOYEE-FOCUSED FEATURES & AMENITIES

ELEVATED WORKPLACE EXPERIENCE

SET YOUR BUSINESS APART WITH THOUGHTFULLY DESIGNED FEATURES AND MODERN AMENITIES:

- WELCOMING **TWO-STORY ATRIUM LOBBY** WITH 98" DIGITAL DISPLAYS
- **362 SURFACE PARKING SPACES** FOR STAFF AND VISITORS
- CONVENIENT **LOADING DOCK ACCESS**
- PROMINENT **MONUMENT SIGNAGE** AVAILABLE FOR TENANTS
- FULLY EQUIPPED **MEETING AND LOUNGE AREA** WITH 12-FOOT VIDEOWALL
- CONTEMPORARY SEATING, CARPET INLAYS, AND COLLABORATIVE COMMON AREAS



FLEXIBLE, CONTEMPORARY INTERIORS



- TENANT CHOICE OF CARPET COLOR AND PAINT COLOR
- OPEN, COLLABORATIVE LAYOUTS WITH ABUNDANT NATURAL LIGHT
- FLEXIBILITY GREAT FOR COLLABORATION SPACES, OFFICE SPACE AND GROUP AREAS
- FAST TURNAROUND FOR MOVE-IN SPACES WITH MODERN INFRASTRUCTURE



GREAT ACCESS TO CURRENT TENANTS' PRODUCTS AND SERVICES



PRO AV SYSTEMS

- AUDIO-VISUAL NEEDS FOR OFFICE SYSTEMS, ZOOM CAPABILITIES, TVS, SPEAKERS, AND MORE!



LEARNING INTERIORS

- ALL FURNITURE NEEDS FOR SIMPLICITY TO YOUR MOVE IN
- OFFICE FURNITURE, SOFT SEATING, LARGE SPACE SEATING & DÉCOR, ETC.



RIVERNECK PROPERTIES

- IN HOUSE TEAM DEDICATED TO SERVING ALL YOUR BUILDOUT, REMODELING, AND UPDATE NEEDS.

10 MINUTES OR LESS!

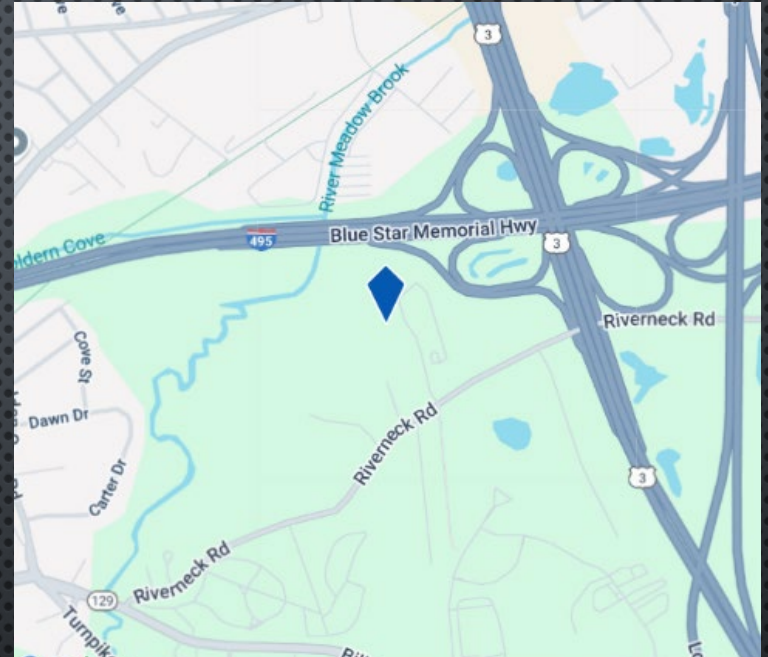
DAILY NECESSITIES, FITNESS, ENTERTAINMENT, & SHOPPING



LOCAL EATS & GROCERY



CONTACT & NEXT STEPS



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Check Us
Out Online!

