6 EXECUTIVE PARK DR

NORTH BILLERICA, MA

FOR LEASE | 1,996 SF FLEX/OFFICE SPACE AVAILABLE

- 0.5 Miles to Route 3
- 2.6 Miles to Route 495

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Introducing 1,996 SF flex/office suite available at 6 Executive Drive in Billerica, Massachusetts. The space offers a versatile layout suitable for a variety of office and commercial users. Ideally located just minutes from Route 3, Interstate 495, and Interstate 95/Route 128, the property provides excellent connectivity throughout Greater Boston, the Merrimack Valley, and Southern New Hampshire.

PROPERTY HIGHLIGHTS

- 0.5 Miles to Route 3
- 2.6 Miles to Route 495

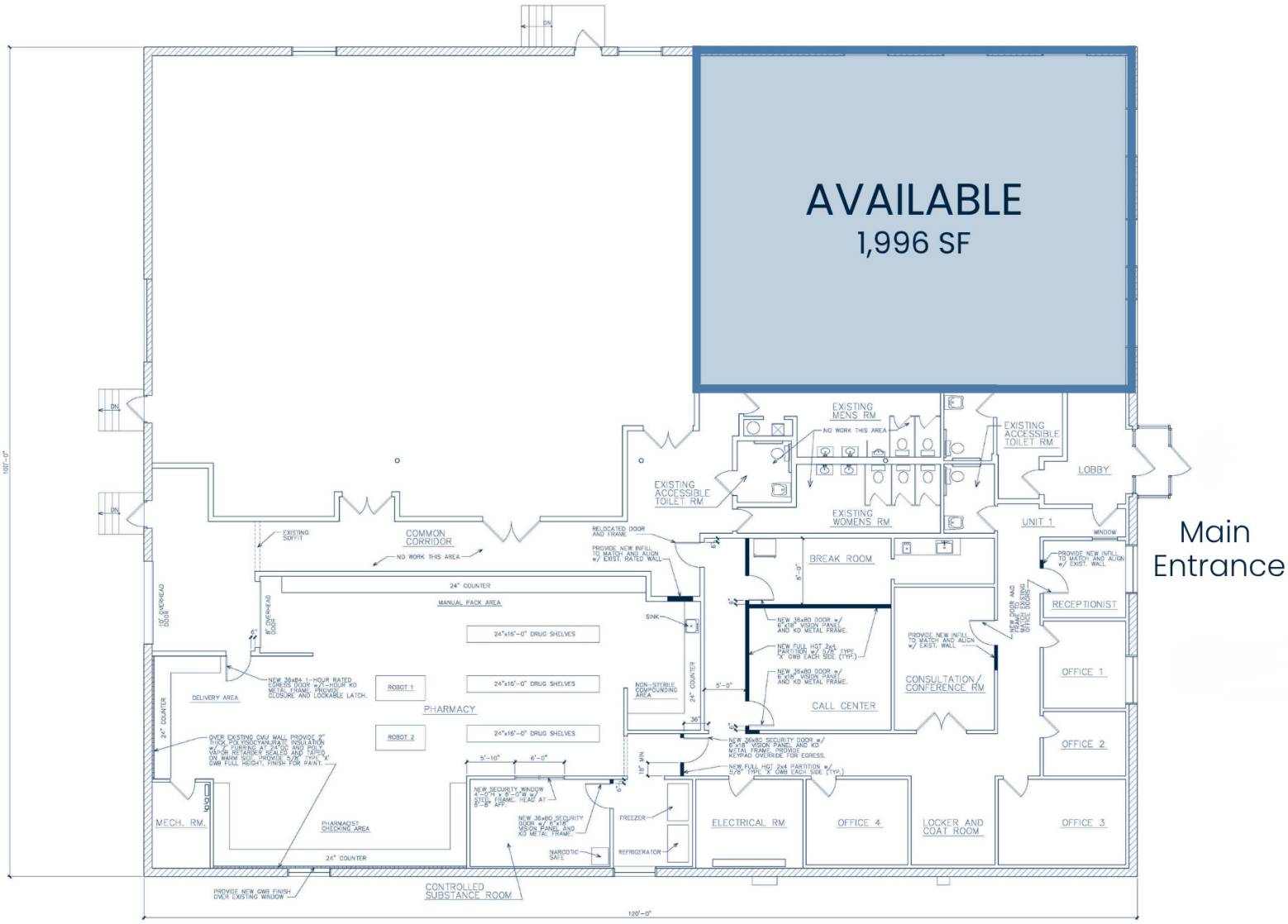
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,321	69,815	174,592
Total Population	47,613	188,760	473,208
Average HH Income	$142,549	$127,894	$158,128

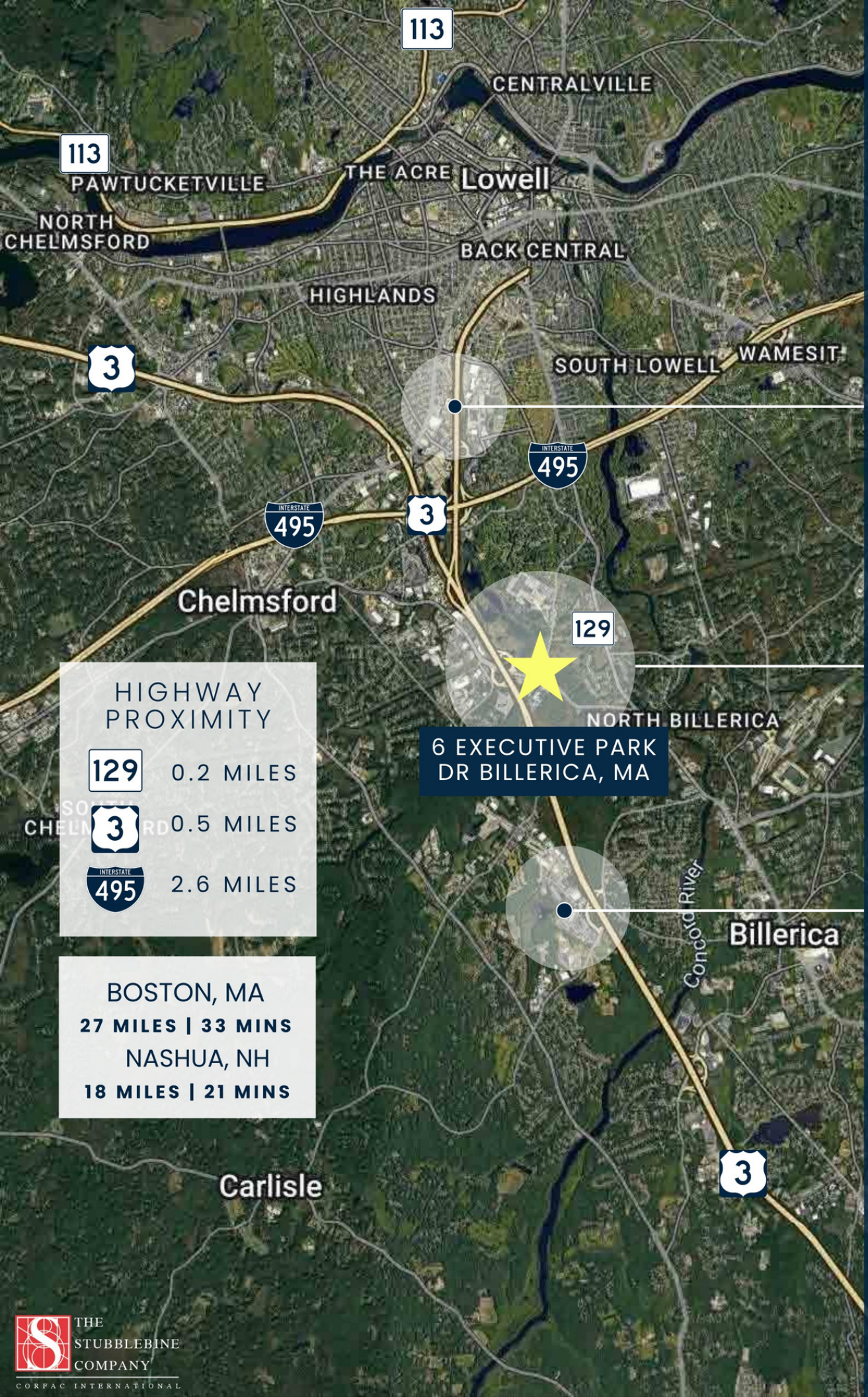
PROPERTY SPECIFICATIONS

Available Space:	1,996 SF
Total Lot Size:	1.03 AC
Utilities:	Sewer - City, Water - City
Power:	600a/120 - 208v 3p
Clear Height:	12 FT
Roof:	Flat
Lighting:	LED
Parking:	20 Spaces
Lease Rate:	Market

CRESCIO
973-667-3363

FLOOR PLAN


AVAILABLE
1,996 SF
Main Entrance
EXISTING MENS RM.
NO WORK THIS AREA
EXISTING ACCESSIBLE TOILET RM
EXISTING WOMENS RM.
LOBBY
UNIT 1
WINDOW
COMMON CORRIDOR
EXISTING SOFFIT
RELOCATED DOOR AND FRAME
PROVIDE NEW INFILL TO MATCH AND ALIGN w/ EXIST. RATED WALL
BREAK ROOM
PROVIDE NEW INFILL TO MATCH AND ALIGN w/ EXIST. WALL
RECEPTIONIST
24" COUNTER
MANUAL PACK AREA
SINK
24"x16'-0" DRUG SHELVES
NEW 36x84 1-HOUR RATED EGRESS DOOR w/ 1-HOUR KD METAL FRAME. PROVIDE CLOSURE AND LOCKABLE LATCH.
ROBOT 1
ROBOT 2
PHARMACY
DELIVERY AREA
NON-STERILE COMPOUNDING AREA
NEW 36x80 DOOR w/ 8"x18" VISION PANEL AND KD METAL FRAME.
NEW FULL HGT 2x4 PARTITION w/ 5/8" TYPE 'X' GWB EACH SIDE (TYP.)
CALL CENTER
CONSULTATION/ CONFERENCE RM
OFFICE 1
OFFICE 2
OFFICE 3
OFFICE 4
NEW 36x80 SECURITY DOOR w/ 8"x18" VISION PANEL AND KD METAL FRAME. PROVIDE KEYPAD OVERRIDE FOR EGRESS.
NEW FULL HGT 2x4 PARTITION w/ 5/8" TYPE 'X' GWB EACH SIDE (TYP.)
OVER EXISTING CMU WALL PROVIDE 2" THICK PIC TISOCYANURATE INSULATION VAPOR RETARDER SEALED AND TAPED ON WARM SIDE. PROVIDE 5/8" TYPE 'X' GWB FULL HEIGHT, FINISH FOR PAINT.
NEW SECURITY WINDOW 5'-0"H x 6'-0"W w/ STEEL FRAME. HEAD AT 8'-6" AFF.
NEW 36x80 SECURITY DOOR w/ 8"x18" VISION PANEL AND KD METAL FRAME.
FREEZER
REFRIGERATOR
NARCOTIC SAFE
ELECTRICAL RM.
LOCKER AND COAT ROOM
MECH. RM.
PHARMACIST CHECKING AREA
PROVIDE NEW GWB FINISH OVER EXISTING WINDOW
CONTROLLED SUBSTANCE ROOM
120'-0"
100'-0"



HIGHWAY PROXIMITY

129	0.2 MILES
3	0.5 MILES
INTERSTATE 495	2.6 MILES

BOSTON, MA
27 MILES | 33 MINS

NASHUA, NH
18 MILES | 21 MINS

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