

DOWNTOWN
BOSTON



THE LANDING AT MILL BROOK

BILLERICA, MA

OFFERED FOR SALE

66.40-ACRE SITE GENERATIONAL
REDEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to market for sale The Landing at Mill Brook, located at 300 Concord Road and 600 Technology Park Drive in Billerica. This 66.40-acre site is situated just 19 miles from Boston and 11 miles from the New Hampshire border, presenting a generational redevelopment opportunity to reposition a landmark asset — capitalizing on strong trade area fundamentals and the town’s first comprehensive zoning overhaul in decades, which has expanded the potential for destination retail, dining, entertainment, and complementary mixed-use development.

Comprising over 800,000 square feet of existing building area across two sites, exceptional structured parking, and prominent visibility along Route 3, The Landing at Mill Brook offers a rare institutional-scale canvas for transformative redevelopment. Few opportunities in suburban Boston combine this magnitude of land, infrastructure, and existing improvements in a single offering — positioning the asset to become a next-generation retail and mixed-use destination that reflects evolving consumer demand and the depth of the surrounding market.

The Landing at Mill Brook is offered for sale without a formal asking price, free and clear of existing debt.



THE LANDING
AT MILL BROOK
BILLERICA, MA

EXISTING INFRASTRUCTURE

300 CONCORD RD



44.40-Acre Site
Three Existing Structures
totaling 359,433 SF

- 3-Story Office Building
- 1-Story Office Building
- 5-Story Office Building

600 TECHNOLOGY PARK DR



22.00-Acre Site
Two Existing Structures

- 4-Story Office Building totaling 449,055 SF
- 4-Story Parking Garage

ZONING: INDUSTRIAL (I)



Range of Permitted Uses

- Light manufacturing
- Wholesale distribution
- Research facilities
- Retail and service uses
- Food and hospitality
- Utility / infrastructure uses

REDEVELOPMENT POTENTIAL



Recent Upzoning
Broadened
Permitted uses



Retail
Redevelopment

- Retail stores & Supermarkets
- Wholesale distribution
- Restaurants & Banks
- Indoor amusement / entertainment uses
- Fully automated businesses

INVESTMENT HIGHLIGHTS



66.40 Acres Five Structures

EXISTING INFRASTRUCTURE

Two sites totaling 66.40-acres, improved with five existing structures including four office buildings and one four-story parking garage.



Updates to Zoning Bylaws

ATTRACTIVE UNDERLYING ZONING

The Town of Billerica is in the process of a comprehensive recodification of its Zoning Bylaw, with active discussions underway to apply mixed-use overlays in the Route 3 / Concord Road / Technology Park corridor. A broadening of permitted uses was applied in Fall 2025, opening the path to redevelopment in the district, including significant retail potential. The recent upzoning supports new retail formats and mixed-use configurations, positioning the property as an emerging opportunity for retail-anchored redevelopment.



Redevelopment Potential

UNENCUMBERED REDEVELOPMENT POTENTIAL

No leases in place across either site, affording investors immediate redevelopment potential.



Rt 3 Visibility
And Direct Access



Route 3
88,000 VPD

CONVENIENT CONNECTIVITY

Featuring prominent visibility from Route 3 and direct access via Old Concord Road — a ring road connection providing efficient access to Route 3 while bypassing Concord Road congestion — the property offers exceptional connectivity to Route 128 / Interstate 95, Interstate 495, Boston, and the New Hampshire border.



Highly Educated Workforce,
And Strong Household Incomes

ROUTE 3 / 128 NORTH SUBMARKET

Situated within Route 3 / 128 North Submarket, Billerica benefits from a deep concentration of technology and defense employers, a highly educated workforce, and strong household incomes — fundamentals that have historically supported sustained demand in the corridor.



EXCEPTIONAL DEMAND GENERATORS

Situated at the midpoint of the *Middlesex 3 Corridor* with median household incomes nearly double the national average, underpinned by blue-chip employers including Entegris, MilliporeSigma, Cabot Corporation, Raytheon, and BAE Systems — creating durable consumer demand across retail, residential, and mixed-use product types.

PROPERTY OVERVIEW



Comprising two sites — 300 Concord Road and 600 Technology Park Drive — The Landing at Mill Brook encompasses 66.40 acres with visibility along Route 3. 300 Concord Road is improved with three interconnected buildings: a 174,120 SF three-story office building, a 9,486 SF one-story office/amenity building, and a 175,827 SF five-story office building, supported by 1,198 parking spaces. 600 Technology Park Drive features a 449,055 SF four-story office building and a four-story parking garage with 1,428 parking spaces. Together, the sites deliver over 808,000 square feet of existing building area, exceptional parking infrastructure, and prominent Route 3 visibility — a blank canvas at institutional scale.

By virtue of its location, The Landing at Mill Brook sits at the center of a trade area anchored by some of the most recognized employers in the Commonwealth, generating a dense, highly educated consumer base within immediate reach. This concentration of employment, residential density, and regional retail traffic creates a perpetual demand foundation for virtually any end use.



EXISTING INFRASTRUCTURE



300 CONCORD ROAD

300 CONCORD ROAD



44.40-Acre Site

- 174,120 SF three-story office building
- 9,486 SF one-story office/amenity building
- 175,827 SF five-story office building



600 TECHNOLOGY PARK DRIVE

600 TECHNOLOGY PARK DRIVE



22-Acre Site

- 449,055 four-story office building
- Four-story parking garage

PROPERTY PHOTOS



TWO PARCELS
TOTALING 66.40
ACRES



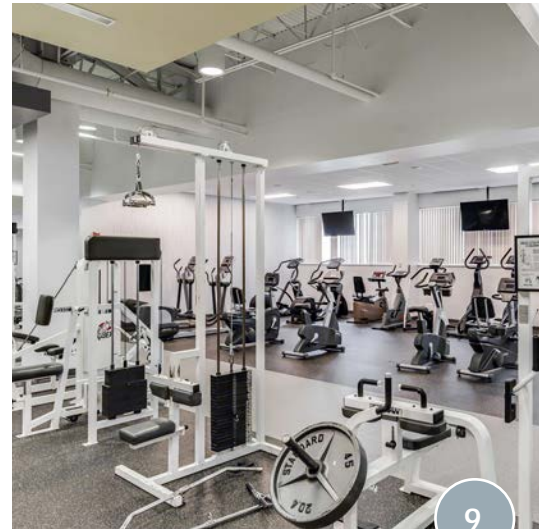
CONCORD ROAD -
THREE-INTERCONNECTED OFFICE BUILDINGS



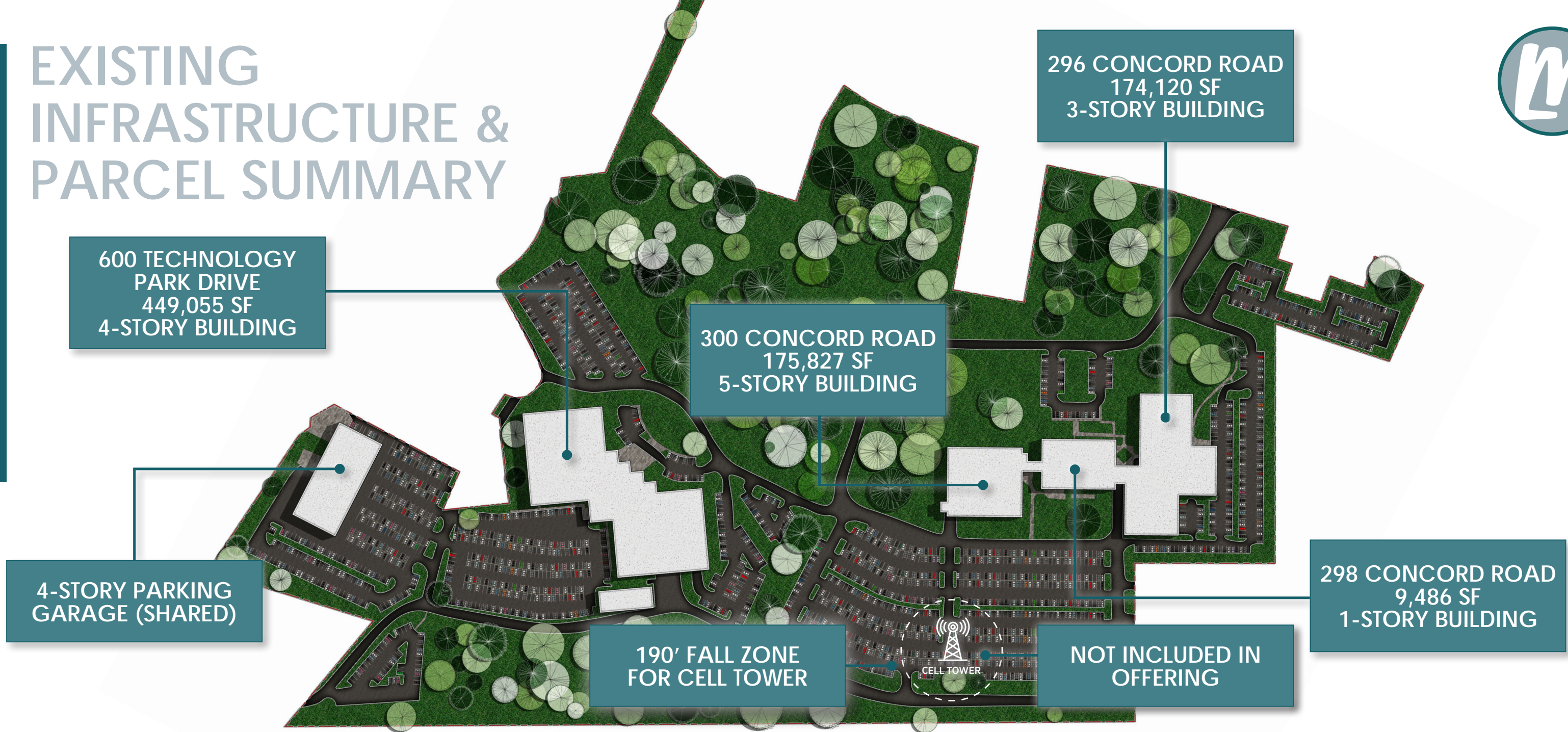
600 TECHNOLOGY DRIVE -
ONE OFFICE BUILDING AND
SHARED PARKING GARAGE



ROUTE 3 VISIBILITY
88,000 VPD
LOCATION & ACCESS:
6 MILES NORTH OF I-95
6 MILES SOUTH OF I-495



EXISTING INFRASTRUCTURE & PARCEL SUMMARY



3 ROUTE 3 - 88,000 VPD

PARCEL	ADDRESS	INITIAL CONSTRUCTION	SF	DESCRIPTION	ACREAGE	PARKING	NOTES
0086-0001085	296 Concord Road, Billerica, MA 01821	1998	174,120	3-Story Office Building	44.40	1,137 Standard Spaces 25 Handicapped Spaces 36 Land-Banked Spaces	Vacant Building
	298 Concord Road, Billerica, MA 01821	1970	9,486	1-Story Office/Amenity Building			
	300 Concord Road, Billerica, MA 01821	1970	175,827	5-Story Office Building			
			359,433			1,198	
95-129-10-6	600 Technology Park Drive Billerica, MA 01821	1989	449,055	4-Story Office Building	22.00	441 Regular Spaces 9 Handicap Spaces	Vacant Building Existing Surface Parking Easements subject to termination and do not run with the land
				4-Story Parking Garage (Shared per Parking Garage Easement)		450 Spaces: Lot 2B Owner has access to 230 spaces, Lot 10A Owner (Seller) has access to 220 spaces	Parking Garage Easement terminates 4/11/2074

GENERATIONAL DEVELOPMENT SITE



Speculative site plan provided for illustrative purposes only. Future owners may be required to obtain special permits prior to developing any of the above scenarios



IMMEDIATE TRADE AREA

THE LANDING AT MILL BROOK
BILLERICA, MA



BILLERICA INDUSTRIAL NODE
TELEDYNE TECHNOLOGIES
RESTAURANT TECHNOLOGIES
TELSONIC ULTRASONICS
CENTRAL PRO SUPPLY
ELTIV TRAVEL

SHOPS AT BILLERICA
planet fitness
Great Clips
DOLLAR TREE
SHOE DEPT. ENCORE
GEORGIO'S LIQUORS
metro

 19 MILES TO DOWNTOWN BOSTON	 11 MILES TO NEW HAMPSHIRE BORDER
 88K VPD ALONG ROUTE 3	 #1 RANKED STATE MOST EDUCATED WALLETHUB 2026
 3 MILE 36,019 people \$189,344 AHHI	 5 MILES 100,494 people \$199,248 AHHI

MIDDLESEX
Community College
Student Success Starts Here



METRO BOSTON'S LEADING SUBURBAN DESTINATION

The communities north of Boston are primarily served by I-93 and I-95. I-93 is the main interstate in Greater Boston, running north-south from communities south of the city, through downtown Boston, and continuing into New Hampshire. I-95 encircles the affluent and densely populated communities of Metro Boston's inner suburbs. The intersection of these two interstates is located in Woburn, MA, just south of The Landing at Mill Brook. From Woburn, Route 3 — the Northwest Expressway — extends northwest directly through Billerica, with The Landing at Mill Brook situated immediately off the highway. Route 3 continues north to Chelmsford, where it intersects I-495 adjacent to the Lowell Connector, linking the site to the full breadth of the outer belt and the Lowell urban core. This layered highway network — I-93, I-95/Route 128, Route 3, and I-495 — positions The Landing at Mill Brook at the convergence of Greater Boston's most significant demand generators, connecting a first-class employment corridor, an affluent residential base, and one of New England's premier retail destinations within a single, seamlessly accessible trade area.

BURLINGTON RETAIL NODE

Wegmans PRIMARK
 macy's KOHL'S
 NORDSTROM LIFETIME ATHLETIC
 BARNES & NOBLE KINGS
 Crate&Barrel

READING RETAIL NODE

Staples THE HOME DEPOT
 Jordan's FURNITURE
 MARKET BASKET STOP & SHOP

WOBURN RETAIL

TARGET HOMESENSE
 KOHL'S
 T.J. MAXX MARKET BASKET
 PETSMART HomeGoods
 LOWE'S petco

STONEHAM RETAIL NODE

LA FITNESS Marshalls TARGET
 Michaels

THE LANDING AT MILL BROOK
 BILLERICA, MA

MIDDLESEX MARKETPLACE

EMS Eastern Mountain Sports Doctors Express URGENT CARE IDEAL IMAGE
 Visionworks YAS CHICKEN
 Smith & Wollensky sleep number

CAMBRIDGE ST RETAIL

west elm Total Wine & MORE
 TARGET Marshalls
 L.L.Bean Michaels

SOUTH BURLINGTON RETAIL

MART TRADER JOE'S
 MARKET BASKET OLD NAVY
 BEST BUY NORDSTROM rack

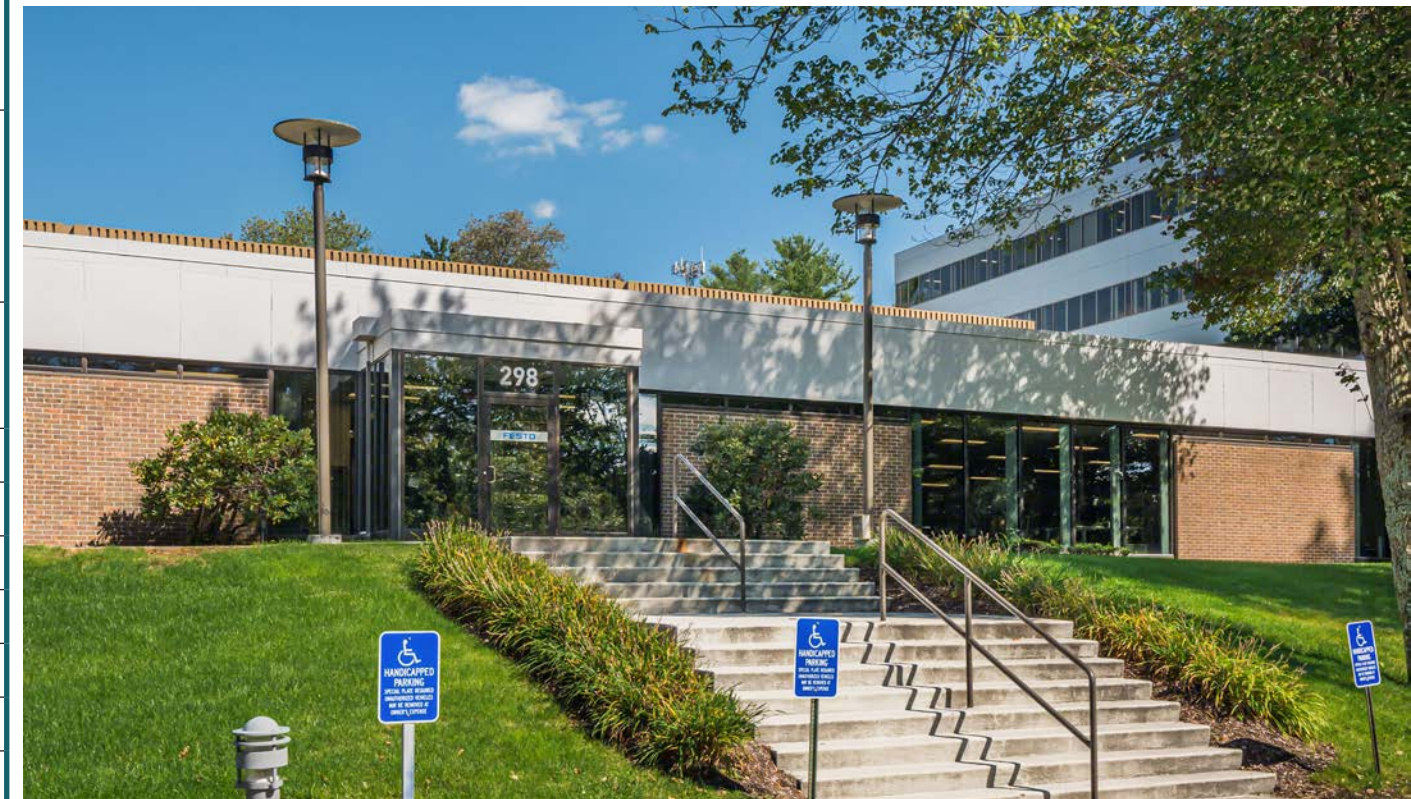
MARKET STREET AT LYNNFIELD

POTTERY BARN SEPHORA Apple Store
 WHOLE FOODS MARKET NIKE J.CREW
 amazon



EXISTING PROPERTY SPECIFICATIONS: 296, 298 & 300 CONCORD ROAD

SITE DESCRIPTION	
ADDRESS	296, 298 & 300 CONCORD ROAD, , BILLERICA, MA 01821
LAND AREA	44.40 Acres
ZONING DISTRICT	Industrial (I)
CONSTRUCTION DETAILS	
FOUNDATION	296 & 298: Slab on Grade 300: Poured Concrete - Full Height Basement
FAÇADE	Brick and Block
ROOF	Sarnafil TPO and Ballasted Firestone EPDM (two-story section was replaced in 2004)
"CEILING HEIGHT (FLOOR TO DECK)"	296: 12'4" 298: 13'2" 300: 14'0"
LOADING	296: (1) Loading Bay (plus Waste Receptacle) 298: (2) Loading Bays (plus Waste Receptacle) 300: (2) Loading Bays (plus Waste Receptacle)
BUILDING SYSTEMS	
ELEVATORS	296: (2) Passenger (Hydraulic) 298: N/A 300: (2) Passenger. (1) Freight
HVAC	296 & 298: Packaged RTUs 300: Chilled Water serves (4) AHUs
ELECTRICAL	296: 1500 kVA @ 480/277v, 2,500 amps 298 & 300: (2) 2000kVA @ 480/277v, (2) 3000A
LIFE SAFETY	Fully Sprinklered
UTILITIES:	
ELECTRIC	National Grid
GAS	National Grid
WATER/SEWER	Municipal
TELECOM	Comcast & Verizon
ZONING DISTRICT	Industrial (I)





EXISTING PROPERTY SPECIFICATIONS: 600 TECHNOLOGY PARK DRIVE

SITE DESCRIPTION	
ADDRESS	600 TECHNOLOGY PARK DRIVE, BILLERICA, MA 01821
LAND AREA	22.00 Acres
ZONING DISTRICT	Industrial (I)
CONSTRUCTION DETAILS	
FOUNDATION	Reinforced Concrete
FAÇADE	Concrete Panel
ROOF	Rubber membrane with ballast
CEILING HEIGHT (FLOOR TO DECK)	Floor 1 (South End Suite): 14'11" / Floor 1: 12'11" / Floor 2: 12'10" Floor 3: 12'11" / Floor 4: 13'7"
LOADING	Three full-size interior loading docks, each suitable for 53' trucks with dock levelers to accommodate low trucks; a fourth bay serves the trash compactor; one interior overhead door serves the main electric room infrastructure
BUILDING SYSTEMS	
ELEVATORS	Pass: Four, 2,500-lb capacity each, Dover hydraulic Freight: Two (one on south side and one on north side), one with 6,350-lb capacity and one with 6,100-lb capacity, Dover Hydro
HVAC	Chiller Plant: Four Trane CVHF 600-ton water-cooled chillers (total capacity of 24K tons) / Cooling Tower: Four individual cells / Cooling Tower Pumps: 40 HP, 1,800 GPM, VFD equipped / Chilled Water Pumps: 75 HP, 2,250 GPM, VFDs / Plate & Frame Heat Exchanger: 1,250-ton free cooling plate and frame / AHUs: Four main RTUs (81,150 CFM, 97,610 CFM, 93,435 CFM and 63,600 CFM), each with VFD / VAV Boxes: All floors, electric reheat
ELECTRICAL	Office: 14,000 amps, 480/220/120 volts, 10 watts per square foot Chiller Plant: 4,000 amps
LIFE SAFETY	Fully Sprinklered
UTILITIES:	
ELECTRIC	National Grid
GAS	National Grid
WATER/SEWER	Municipal
TELECOM	Verizon
ZONING DISTRICT	Industrial (I)



ZONING-PERMITTED USES SUMMARY



INDUSTRIAL ZONE (I): PERMITTED USES		
USE	PERMITTED USE	SPECIAL PERMIT REQUIRED
CONSERVATION, RECREATION, AGRICULTURE		
CONSERVATION AND AGRICULTURE	Agriculture, Conservation, Facility for Sale of Produce, Wine, and Dairy Products	--
PUBLIC OR NON-PROFIT RECREATION	Driving Range, Fairs & Bazaars, Non-Municipal Athletics, Other Rec Events	Outdoor Rec
PUBLIC, INSTITUTIONAL		
	Municipal, Non-Profit Educational Use, Nursing Home, Adult Day Care	Cemetery
NON-PROFIT PHILANTHROPIC USES		
	Club, Lodge, Other Philanthropic	--
RESIDENTIAL USES		
	--	Assisted Living Residence
BUSINESS & COMMERCIAL USES		
RETAIL SALES	Antique Shows, Christmas Tree Sales, Garden Shop, Greenhouse (Non-Agricultural), Open Air Sales, Pet Shop, Retail Store, Supermarket, Wholesale	--
SERVICES	For-Profit Educational Use, Personal Services, Veterinarian	Dog Kennel, Daycare & Training, Repair Shop
ACCOMMODATIONS AND FOOD SERVICES	Restaurant	Drive-Up/Through Restaurant, Fast-Order Food Establishment, Motel/Hotel
FINANCIAL, OFFICES	Bank, Loan Agency, Offices	--
AMUSEMENT, RECREATION BUSINESSES	Bowling Alley, Indoor Amusement, Swimming Pool (Non-Accessory)	Golf Course, Riding Stable
UNCLASSIFIED; OTHER BUSINESS & COMMERCIAL	Fully Automated Business, Research Facility, Tradesman's Shop	--
VEHICLE-RELATED USES	Truck washing	Auto sales, repair, service & washing, truck body shop, leasing, repair, sales & service
INDUSTRIAL USES		
MANUFACTURING, DISTRIBUTION	Light Manufacturing, Wholesale	--
UTILITY USES	Above-ground utilities (municipal), Earth migration of less than 500 cubic yards, (SECS) Non-freestanding, Underground utilities	Above-ground utilities (non-municipal), Earth migration over 500 cubic yards, (SECS) Freestanding, Wireless communications facility
WASTE DISPOSAL	Temporary Construction Trailer	Recyclable Materials Transfer Center
OTHER INDUSTRIAL	--	Contractor's Yard
ACCESSORY USES		
NONRESIDENTIAL ACCESSORY USES	Accessory uses to scientific research or development, For prof. office or R&D Bdlgs over 50K net SF, uses wholly within same building as principal permitted use occupying not less than 20% of net SF (retail, restaurant, personal services, amenity)	Accessory Retail and Automotive Services, Accessory service and repair
MISCELLANEOUS ACCESSORY USES	Garaging/parking of 1 heavy commercial vehicle, 1 light commercial vehicle, 2 light commercial vehicles, 2+ heavy commercial vehicles, truck parking	--



GENERATIONAL DEVELOPMENT SITE

THE LANDING AT MILL BROOK
BILLERICA, MA

EXISTING INFRASTRUCTURE
SPECULATIVE REDEVELOPMENT

OPEX PROFORMA BUDGET — SUMMARY

PROFORMA OPERATING EXPENSE	600 TECHNOLOGY PARK	CONCORD ROAD CORPORATE CENTER	COMBINED TOTAL
Real Estate Taxes ¹	\$388,200	\$258,800	\$647,000
Insurance	\$141,689	\$101,640	\$243,329
Management Fee	-	-	-
General & Administrative	\$9,620	\$12,360	\$21,980
Repair & Maintenance	\$19,250	\$17,425	\$36,675
Alarm & Security	\$12,700	\$17,580	\$30,280
Cleaning	\$5,337	\$1,320	\$6,657
Grounds / Roads	\$25,740	\$17,315	\$43,055
Electric	\$224,528	\$179,717	\$404,245
Gas, Water & Sewer	\$26,180	\$16,860	\$43,040
Condo Fees	\$58,500	\$10,500	\$69,000
TOTAL PF OPERATING EXPENSES	\$911,744	\$633,517	\$1,545,261

600 TECHNOLOGY PARK: 449,055 SF CONCORD ROAD CORP CENTER: 359,433 SF COMBINED: 808,488 SF			
PF OPEX PER SF	\$2.03	\$1.76	\$1.91

¹ Real Estate Taxes are based on assessed values of \$15,000,000 (600 Tech) and \$10,000,000 (Concord Road). Ownership is actively working with town/tax consultant to continue reassessing values downward, consistent with past years.

Available in Deal Room:

- EASEMENT DOCUMENTATION
- ZONING DETAILS
- REAL ESTATE TAX BILLS





THE LANDING

AT MILL BROOK

BILLERICA, MA

PRIMARY DEAL CONTACTS

JUSTIN SMITH

Head of Capital Markets

617.239.3610

jsmith@atlanticretail.com

CHRIS PETERSON

Vice President

917.780.4233

cpeterson@atlanticretail.com

DANIELLE TURPIN

Senior Associate

978.866.0855

dturpin@atlanticretail.com

MATT ERICSON

Associate

978.494.2164

mericson@atlanticretail.com

LEASING CONTACTS

BRYAN ANDERSON

Partner

617.285.6688

banderson@atlanticretail.com

DEBT & EQUITY FINANCING

STEPHEN JOSEPH

Vice President

609.462.5921

sjoeph@atlanticretail.com



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of The Landing at Mill Brook (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.