

239

LITTLETON
R O A D

WESTFORD, MA

PRIVATE OFFERING

NEWMARK

EXECUTIVE SUMMARY



Newmark's Boston Capital Markets Group has been exclusively retained to sell 239 Littleton Road, a value-add opportunity comprising a vacant office building on an 8+-acre site with diverse upside potential. The offering is located within a densely populated corporate, residential and amenity hub off Interstate 495 and 35 miles northwest of Boston in Westford, Massachusetts.



VALUE-ADD OPPORTUNITY

8+-acre site comprising a vacant 57,824-square-foot two-story office building with potential for office reuse or single-story flex conversion; alternatively, future ownership could seek to pursue multi-family development on site



CONVENIENT ACCESSIBILITY

Strategically situated off Interstate 495 and less than five miles from an MBTA station, providing seamless access to Downtown Boston plus a wealth of synergistic corporate and residential hubs across Greater Boston and Southern New Hampshire



AMENITY-RICH LOCATION

Proximate to three retail centers offering 80+ amenities across all categories—grocery, apparel, dining, entertainment, fitness, convenience, healthcare and beauty—plus four hotels and the Nashoba Valley Ski Area



IMPRESSIVE CORPORATE NEIGHBORS

Surrounded by blue-chip firms operating across the technology, electronics and manufacturing sectors, including Collins Aerospace (a subsidiary of RTX/Raytheon), Nokia, Nvidia and Red Hat (a subsidiary of IBM)



ROBUST FLEX CLUSTER

Part of a 7.8 million-square-foot flex cluster with a single-digit vacancy rate and a direct average asking rental rate that is more than 50% above its pre-pandemic figure



TOP-RANKED RESIDENTIAL DESTINATION

Westford is ranked among the top 3% for Best Places to Live in America by Niche, driven by its a strong public school system, robust amenities, impressive corporate roster and seamless regional accessibility



STRONG LOCAL DEMOGRAPHICS

Surrounded by one-, three- and five-mile population counts of 2,700 people, 25,100 people and 67,000 people, respectively, with corresponding average household incomes of \$254,000, \$220,000 and \$223,000

8+ ACRES	57,824 SF VACANT OFFICE	203 PARKING SPACES
OFFICE REUSE, FLEX CONVERSION OR MULTI-FAMILY DEVELOPMENT VALUE-ADD POTENTIAL		
 < 1 MILE	 < 5 MILES	 BOSTON 35 MILES



ASSET OVERVIEW

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Property Address	239 Littleton Road, Westford, MA 01886
Land Area	8.06 acres (351,094 SF)
Zoning	Commercial Highway (CH)

IMPROVEMENT DETAILS

Building Profile	Office
Year Built	1985
Number of Floors	Two
Building Rentable Area	57,824 SF
Average Floor Size	28,912 SF

CONSTRUCTION

Structure	Steel frame
Foundation	Concrete slab
Façade	Brick
Roof Type	Tar & gravel
Floor Coverings	Carpet & linoleum tile
Parking	203 spaces

BUILDING SYSTEMS

HVAC	Gas fired forced hot water system & central air for AC	
Sprinklers	Yes	
Utilities	<u>Electricity:</u>	Eversource
	<u>Gas:</u>	National Grid
	<u>Water & Sewer:</u>	Town of Westford
	<u>Telecom:</u>	Comcast & Verizon



ASSET OVERVIEW

ZONING SUMMARY

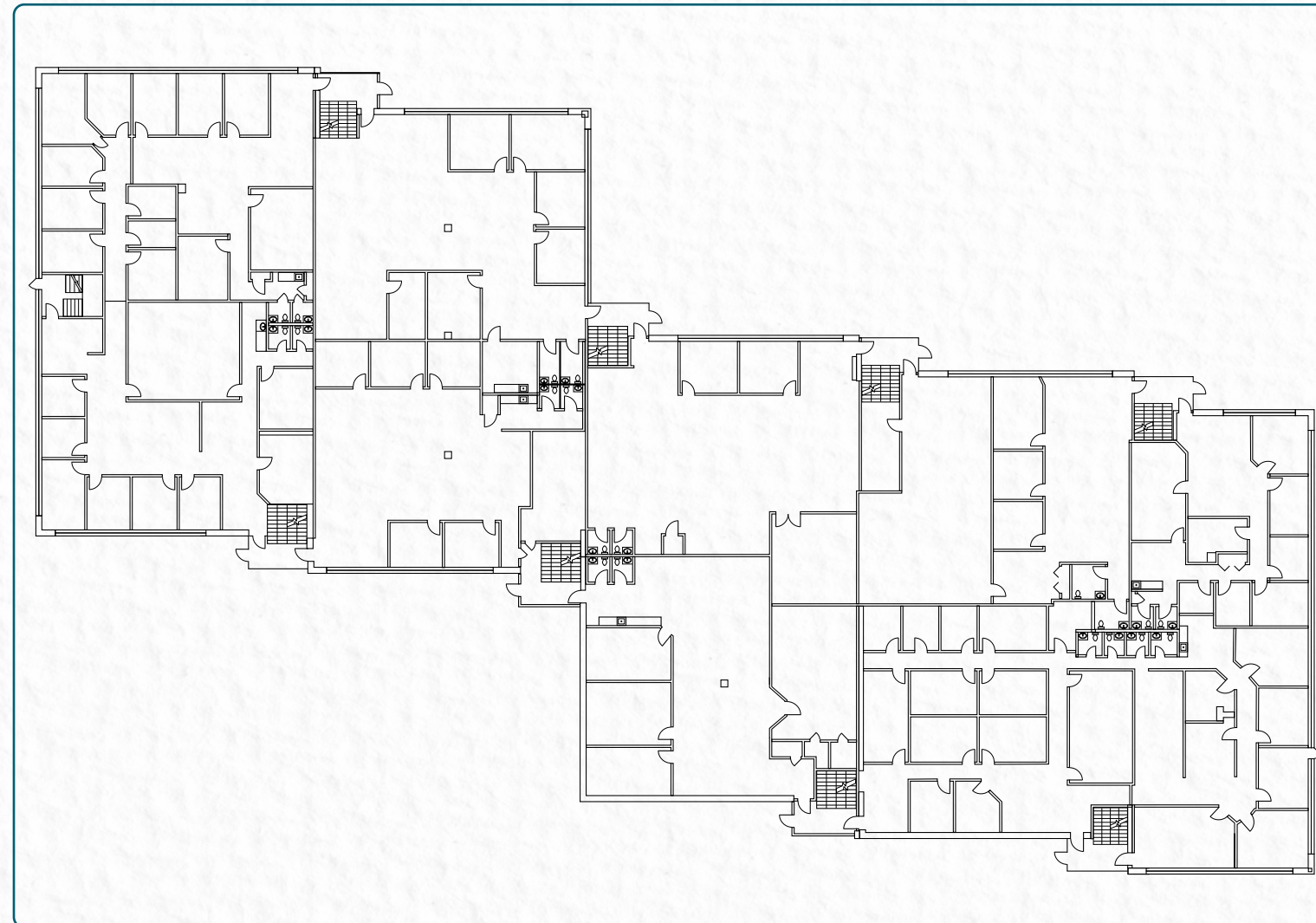
Zoning District:	Commercial Highway (CH)
Min. Lot Size	40,000 SF
Max Lot Cover:	50%
Max FAR	NA
Min Lot Frontage:	200'
Min Front Setback:	75'
Min Side Yard:	35'

Min Rear Yard:	50'
Max Height:	40'
Max Stories:	3.0
Parking Req.:	Depends on use
Permitted Uses:	Religious purposes. Child care facility. Veterinary hospital or clinic. Retail sales to general public. Retail sales or leasing of motor vehicles. Restaurant. Business or professional office. Indoor motion picture establishment. Research/office park. Light manufacturing (no more than four employees). Wholesale trade. Storage. Storage of vehicles and trailers.

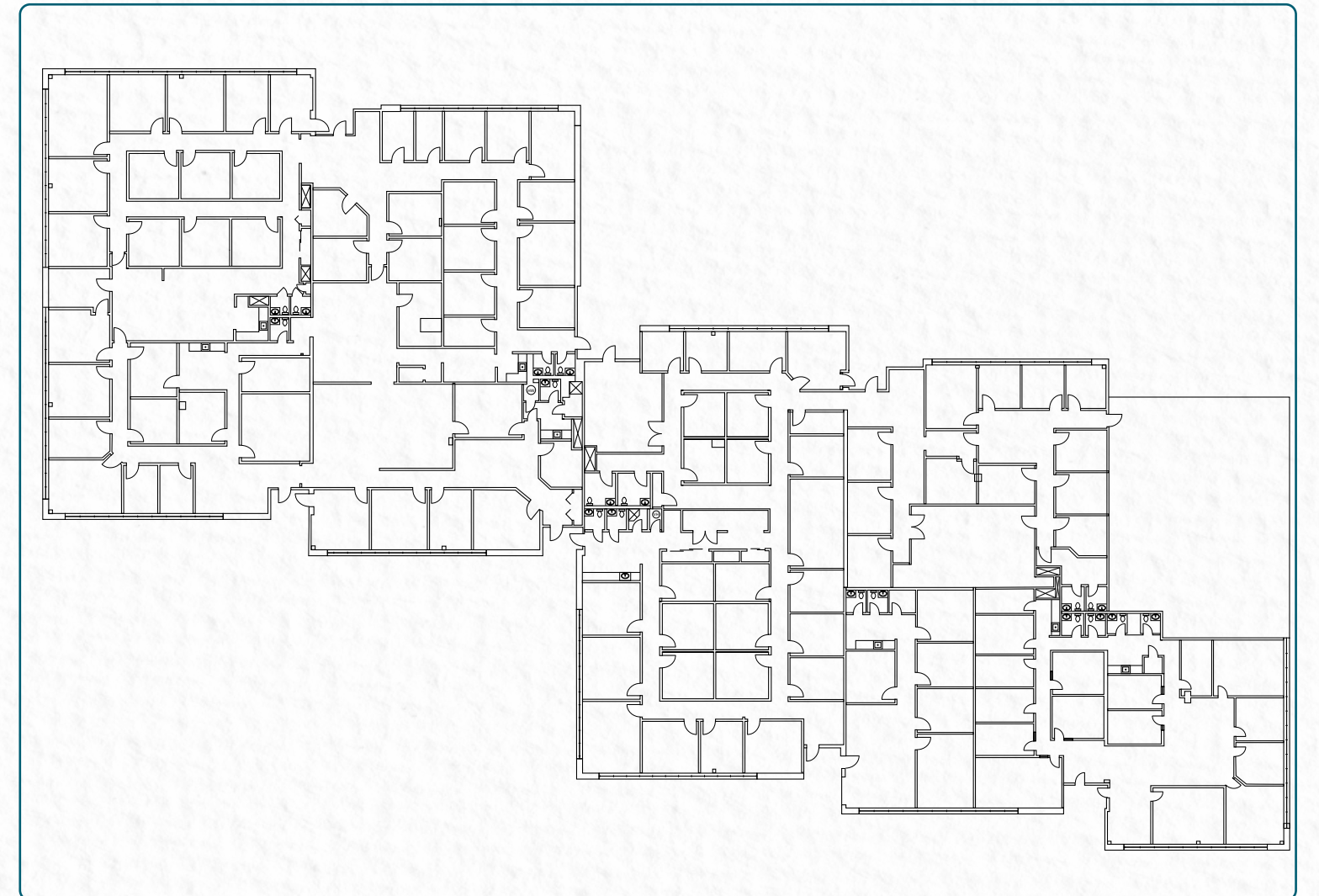


FLOOR PLANS

FLOOR 1



FLOOR 2



LOCATION OVERVIEW

239 Littleton Road is well positioned along Route 110, an activated mixed-use corridor that facilitates proximity to a variety of synergistic demand drivers. Within just three miles of the property are three prominent retail centers offering 80+ amenities, the Nashoba Valley Ski Area, four hotels and many of Westford's major employers and top-ranked public schools. Additionally, Interstate 495 is immediately accessible and an MBTA commuter rail station connecting to Downtown Boston is less than five miles away. Westford is therefore ranked among the most desirable residential communities in the country, attracting a highly affluent and well-educated residential population.

DEMOGRAPHICS

1-MILE RADIUS	2,700 people	\$254,000 average household income	80% bachelor's degree or higher (25+ years old)
3-MILE RADIUS	25,100 people	\$220,000 average household income	70% bachelor's degree or higher (25+ years old)
5-MILE RADIUS	67,000 people	\$223,000 average household income	68% bachelor's degree or higher (25+ years old)

NH BORDER
<15 MILES



WESTFORD ACADEMY HIGH SCHOOL

JOHN A. CRISAFULLI ELEMENTARY SCHOOL

NASHOBA VALLEY TECHNICAL HIGH SCHOOL

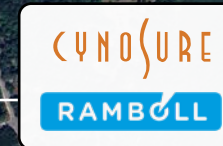
CORNERSTONE SQUARE

30+ retailers



WESTFORD VALLEY MARKETPLACE

25+ retailers



THE POINT

25+ retailers



BOSTON
35 MILES

NICHE

TOP 1%

Best Places to Raise a Family in America

TOP 2%

Places with the Best Public Schools in America

TOP 3%

Best Places to Live in America

LITTLETON/495
<5 MILES



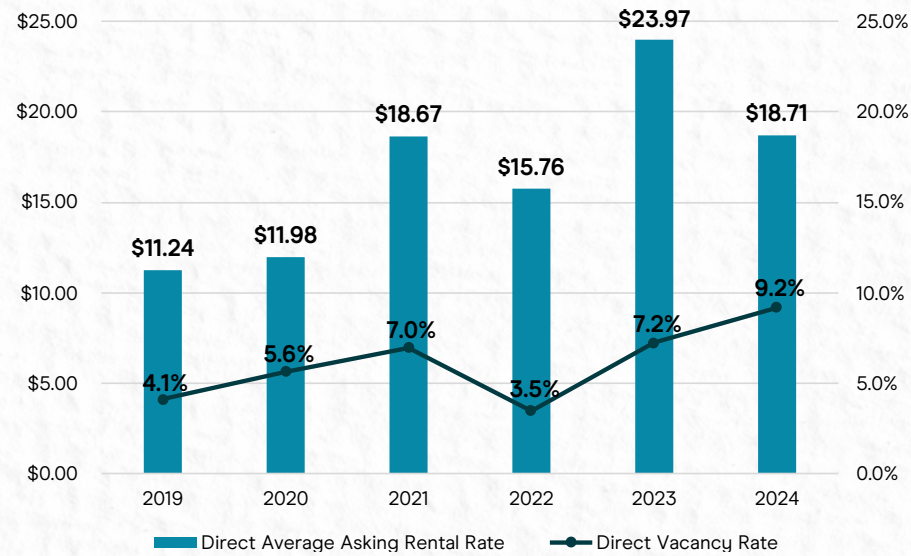
NEWMARK

MARKET OVERVIEW

Located southwest of the Interstate 495/Route 3 junction in Boston's northern suburbs, the towns of Westford, Chelmsford, Billerica and Bedford serve as home to a robust flex cluster. Together, the four communities host 7.8 million square feet of flex inventory with a single-digit vacancy rate and a direct average asking rental rate that is more than 50% above its pre-pandemic figure. These solid fundamentals are driven by the cluster's combination of efficient, low-rise buildings that are well equipped to accommodate flex users' diverse infrastructure requirements and its highly accessible location with respect to regional highways and affluent, well-educated residential/employment hubs.

FLEX RENT & VACANCY

WESTFORD, CHELMSFORD, BILLERICA & BEDFORD



NEWMARK

WESTFORD

Abbott **Akamai**
BTU **Collins Aerospace** **CYNOSURE**
JUNIPER NETWORKS **MCK TECHNOLOGIES**
NETSCOUT **NOKIA**
NVIDIA **RAMBOLL**
Red Hat **ribbon**

BILLERICA

Eink **METTLER TOLEDO** **BRUKER**
Markforged **Amphenol Aerospace**
Rapiscan systems **AS&E** **Entegris**
CABOT **CONFORMIS** **innovive**
DGI **Baker Hughes** **Segue**
LANTHEUS **SMTC** **TELEDYNE FLIR**
MAGELLAN leadcare **NUVERA FUEL CELLS**

CHELMSFORD

TELEDYNE FLIR **ZOLL**
Brooks **3M**
COMCAST **Triton Systems** *Driven to Innovate*
ThermoFisher SCIENTIFIC **ALTAIR**
AXIS COMMUNICATIONS **ANALOG DEVICES**
MSP Barracuda

BEDFORD

MITRE **Keurig Dr Pepper** **aspentech** **Robot**
werfen **BERKSHIRE GREY** **Celera MOTION** *Sound Insights Into Vascular Disease*
Novanta **MEDICA** **Entegris**



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