

WESTFORD TECH PARK



NEWMARK

WESTFORD TECH PARK

IS A TRULY UNIQUE MIXED-USE OFFICE SPACE THAT STANDS OUT FROM THE REST. FAMILY-OWNED AND DEVELOPED WITH CARE SINCE 1990 BY THE SAME DEDICATED TEAM, THE PARK OFFERS A LEVEL OF CONSISTENCY AND COMMITMENT UNMATCHED IN THE MARKET.

WITH THREE CAFES AND TWO FITNESS CENTERS ON-SITE, YOUR WORKDAY JUST GOT MORE CONVENIENT AND ENJOYABLE. THE CONNECTED CAMPUS ATMOSPHERE FOSTERS COLLABORATION AND COMMUNITY, MAKING THIS MORE THAN JUST AN OFFICE SPACE—IT'S A VIBRANT HUB OF ACTIVITY AND INNOVATION.

EXPERIENCE THE DIFFERENCE OF ENGAGED OWNERSHIP, WHERE YOUR NEEDS ARE A TOP PRIORITY. ELEVATE YOUR OFFICE EXPERIENCE TO A WHOLE NEW LEVEL AT WESTFORD TECH PARK.

YOUR WORK DAY JUST GOT MORE
**CONVENIENT
& ENJOYABLE**






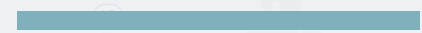
ACCESSIBILITY

WESTFORD, MA

LOCATED 35 MILES NORTHWEST OF BOSTON, WESTFORD TECH PARK OFFERS A RANGE OF AMENITIES BOTH INSIDE AND OUTSIDE THE PARK. INSIDE, YOU'LL FIND MODERN FACILITIES AND SERVICES DESIGNED TO ENHANCE YOUR WORKDAY, INCLUDING CAFES, FITNESS CENTERS, AND MORE. STEP OUTSIDE, AND YOU'RE GREETED BY A SERENE PARK SETTING, PERFECT FOR UNWINDING. ONE OWNERSHIP ENSURES A COHESIVE AND WELL-MAINTAINED ENVIRONMENT, WHILE CONVENIENT HIGHWAY ACCESS MAKES FOR AN EASY COMMUTE.

LOCATION & ACCESS

- ROUTE 3/495** 7.4 MILES, 8 MINUTE DRIVE
- NEW HAMPSHIRE BORDER** 13.7 MILES, 18 MINUTE DRIVE
- BURLINGTON** 18.4 MILES, 23 MINUTE DRIVE
- BOSTON** 35 MILES, 40 MINUTE DRIVE

-  Lowell Regional Transit Authority
Clemsford/Westford Vis. Rt. 129/110
-  Route 3
-  Route 2
-  Interstate 495

**WESTFORD
TECH PARK**

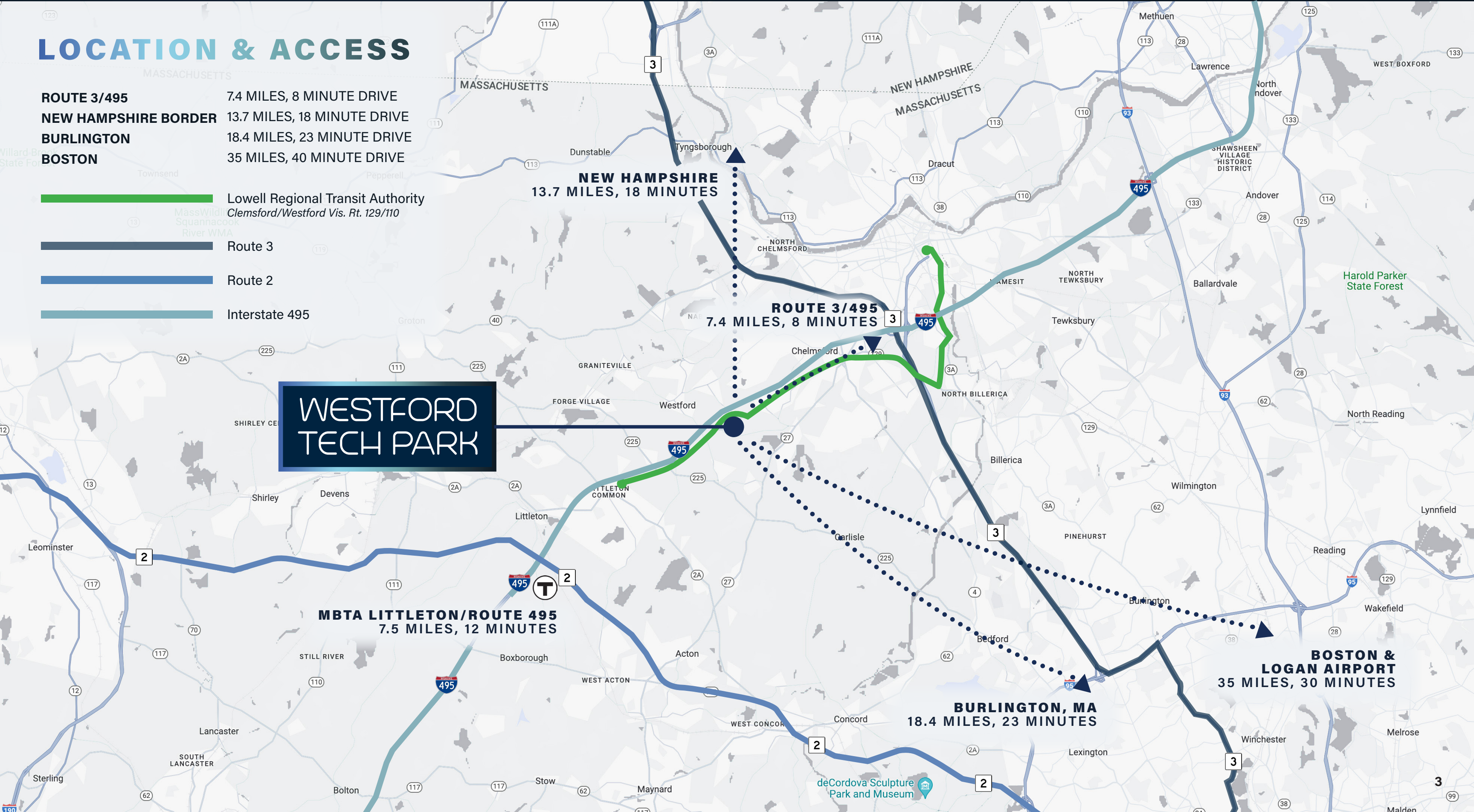
MBTA LITTLETON/ROUTE 495
7.5 MILES, 12 MINUTES

NEW HAMPSHIRE
13.7 MILES, 18 MINUTES

ROUTE 3/495
7.4 MILES, 8 MINUTES

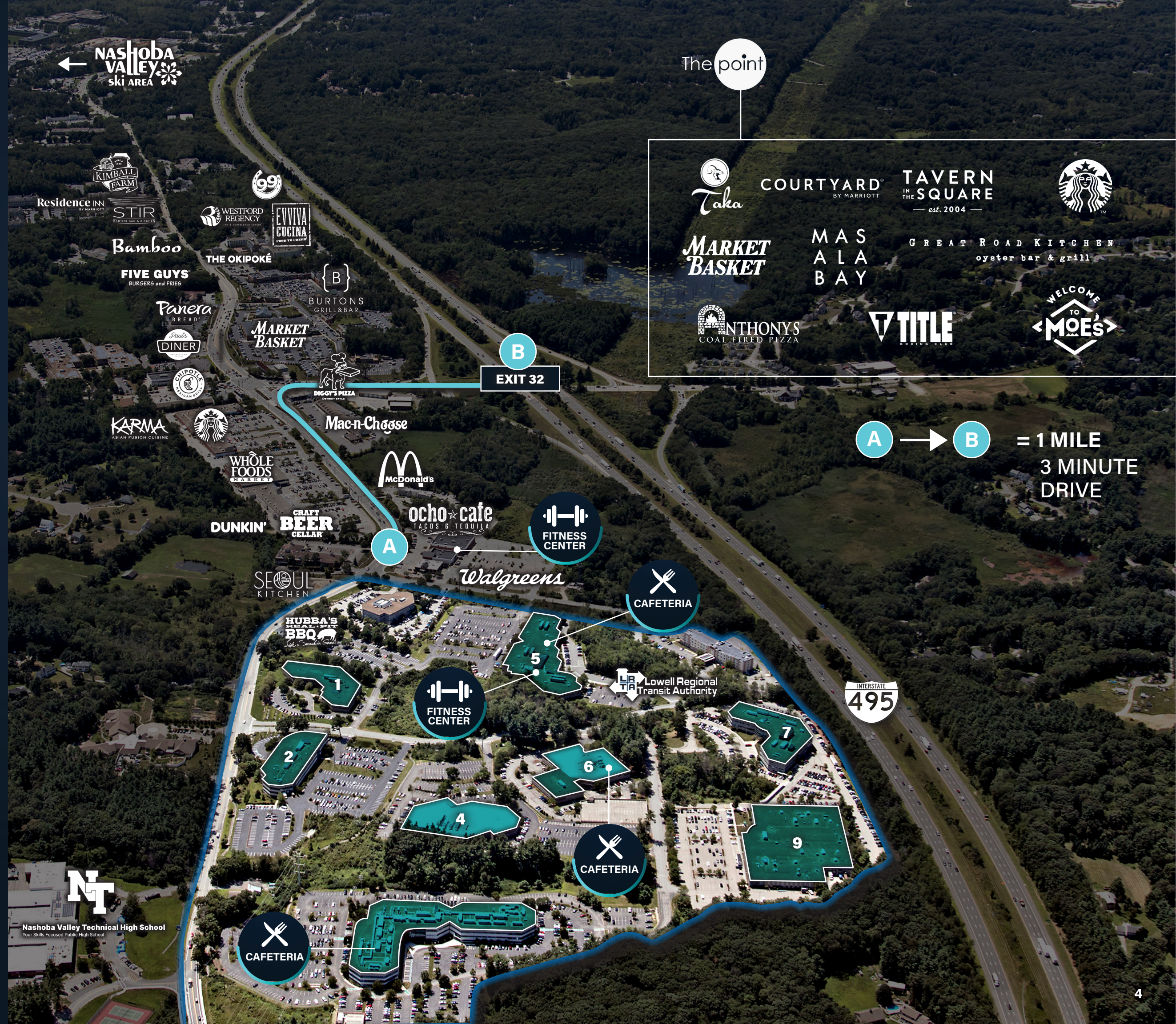
BURLINGTON, MA
18.4 MILES, 23 MINUTES

**BOSTON &
LOGAN AIRPORT**
35 MILES, 30 MINUTES



LOCAL AMENITIES

WORK
DINE
SHOP
SKI



1 TECH PARK DRIVE

PROPERTY SPECIFICATIONS

YEAR COMPLETED/RENOVATED: 1987/2016
BUILDING SIZE: 75,229 SF
NUMBER OF FLOORS: TWO
ROOF: EPDM BALLASTED ROOF
ELEVATORS: ONE DOVER 3,500 LB HYDRAULIC PASSENGER
PARKING: 3.13/1000
LOADING: ONE (1) TAILBOARD DOCK
AMENITIES: MENS/WOMENS SHOWERS

UTILITIES

ELECTRIC: NATIONAL GRID
NATURAL GAS: NATIONAL GRID
WATER & SEWER: TOWN OF WESTFORD/
 PRIVATE WWTP
TELECOM: VERIZON, AT&T, LIGHTOWER,
 COMCAST

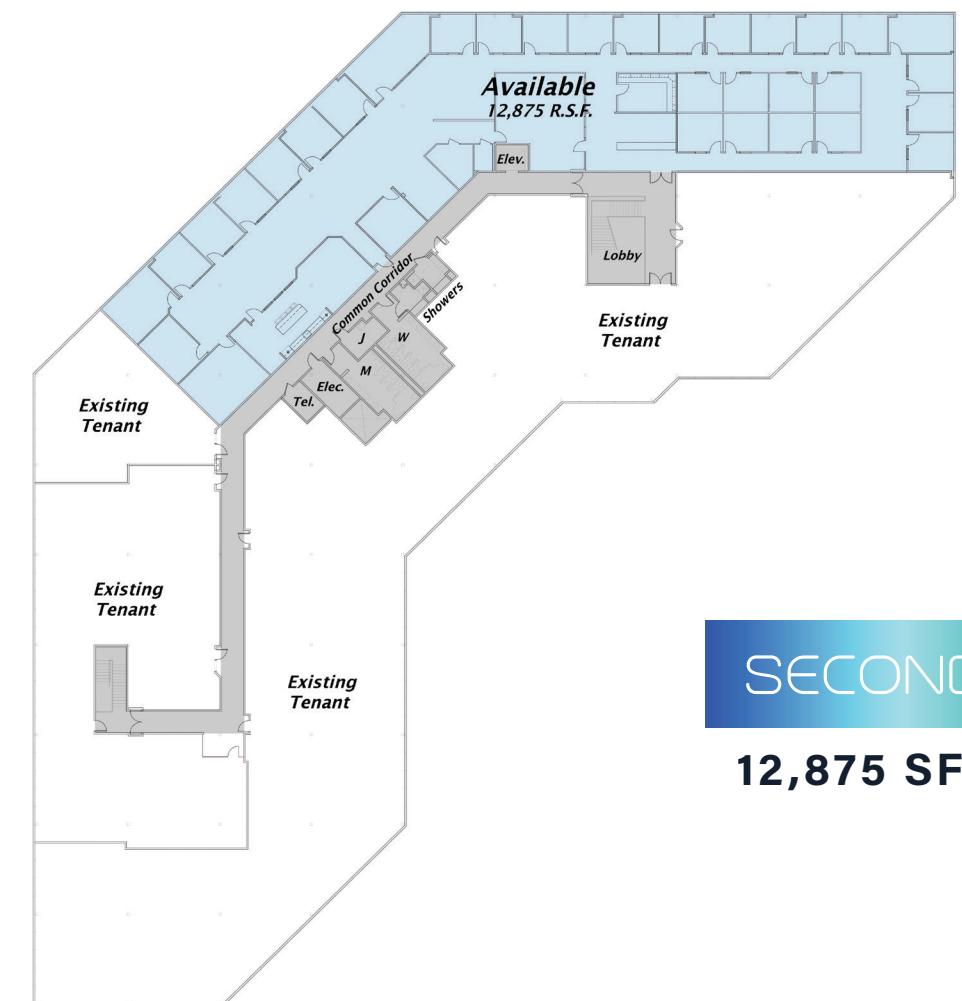


AVAILABILITIES



FIRST FLOOR

9,890-30,838 SF



SECOND FLOOR

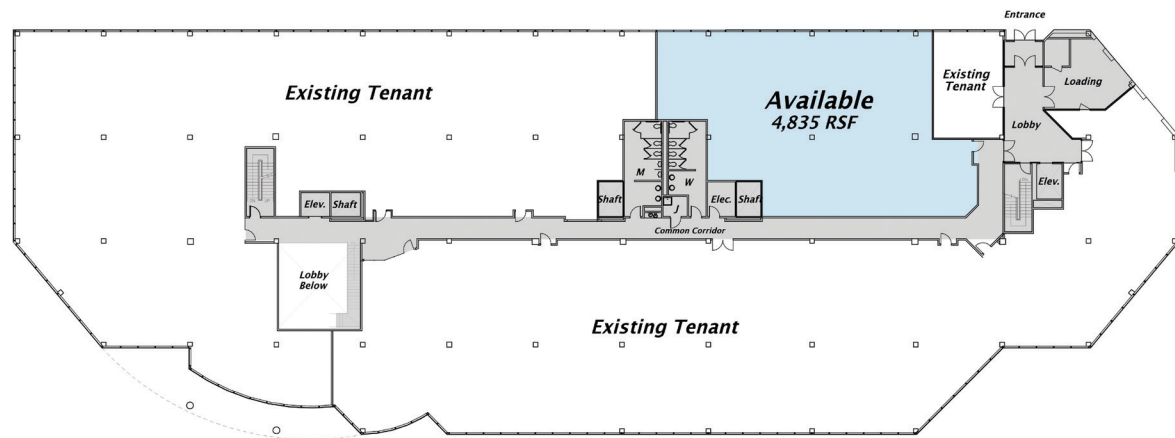
12,875 SF

AVAILABILITIES | 5,769-33,130 SF



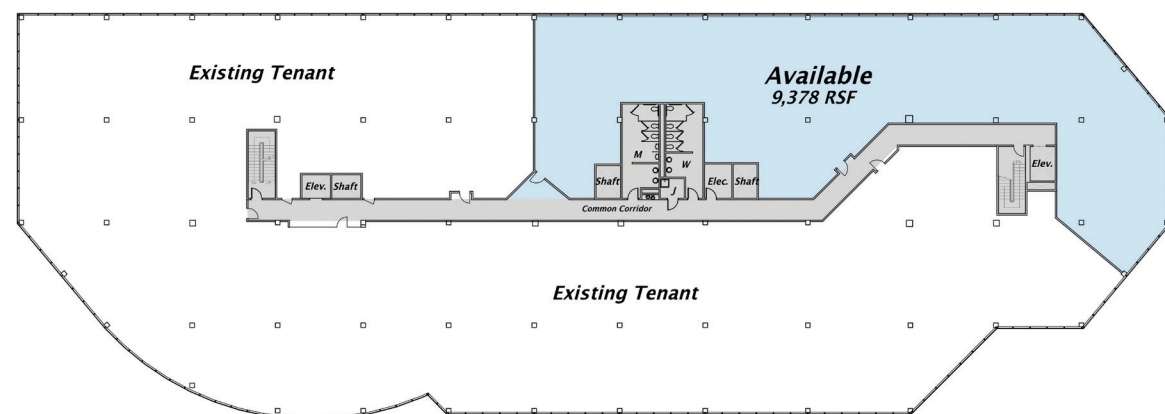
FIRST FLOOR

7,506-11,411 SF



SECOND FLOOR

4,835 SF



THIRD FLOOR

9,378 SF

2 TECH PARK DRIVE

PROPERTY SPECIFICATIONS

- YEAR COMPLETED/ RENOVATED:** 2000/2014
- BUILDING SIZE:** 104,812 SF
- NUMBER OF FLOORS:** THREE
- ROOF:** EPDM BALLASTED ROOF
- ELEVATORS:** TWO (2) DOVER 3,500 LB HYDRAULIC PASSENGER
- POWER:** 3,000 AMPS, 480 V, 3 PHASE
- PARKING:** 4/1000
- LOADING:** TWO (2) TAILBOARD LOADING DOCK
- AMENITIES:** MENS/WOMENS SHOWERS
FITNESS CENTER

UTILITIES

- ELECTRIC:** NATIONAL GRID
- NATURAL GAS:** NATIONAL GRID
- WATER & SEWER:** TOWN OF WESTFORD/
PRIVATE WWTP
- TELECOM:** VERIZON, AT&T,
LIGHTOWER, COMCAST





AVAILABILITIES

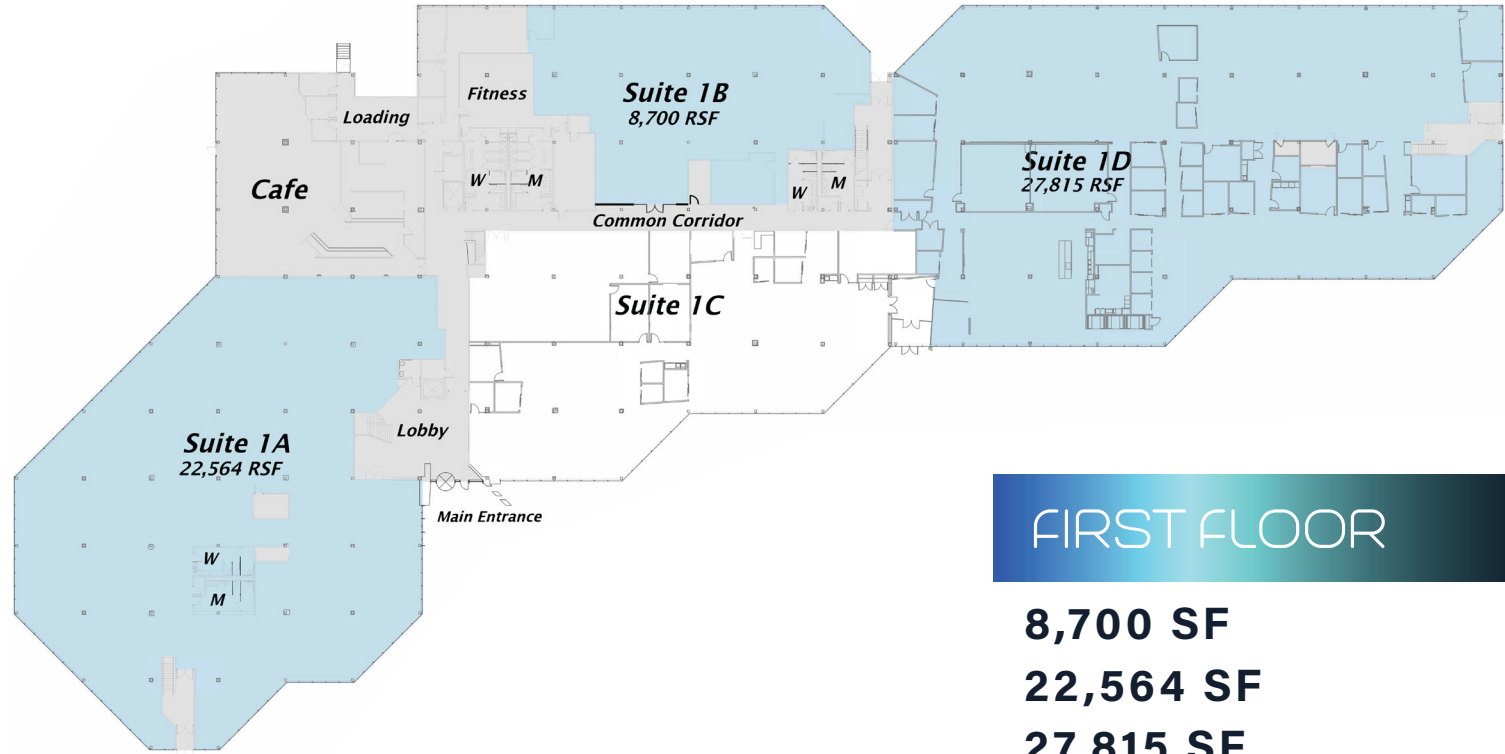
5 TECH PARK DRIVE

PROPERTY SPECIFICATIONS

BUILDING SIZE:	160,200 SF
FLOORS:	TWO
ELEVATORS:	TWO PASSENGER
POWER:	4,000 AMPS, 480V, 3-PHASE
HVAC:	570 TONS HOUSE COOLING
LOADING:	TWO TAILBOARD LOADING DOCKS
PARKING RATIO:	3.5/1,000 SF
AMENITIES:	NEW CAFETERIA, FITNESS CENTER, NEW LOBBY & ATRIUM, MENS/WOMENS SHOWERS

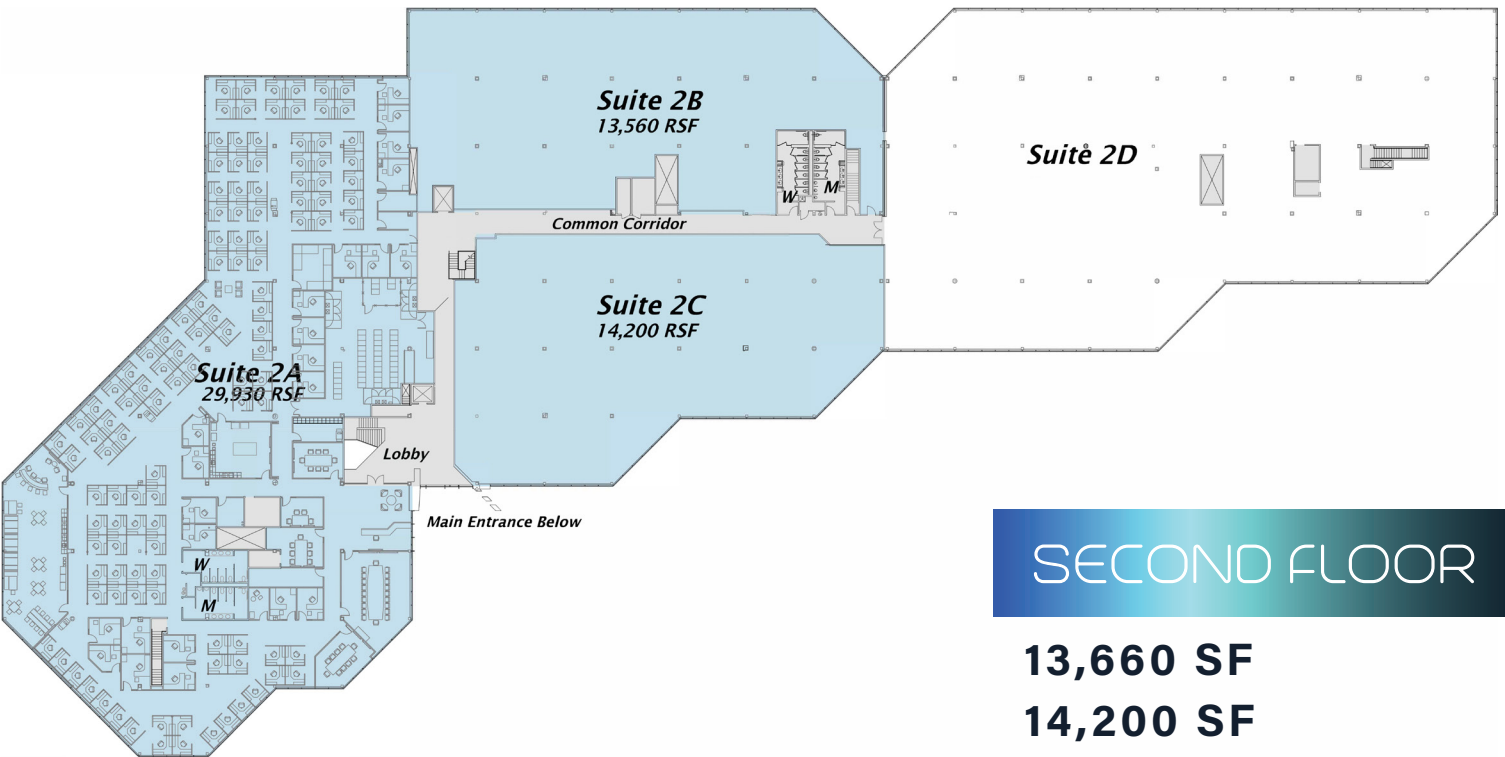
UTILITIES

ELECTRIC:	NATIONAL GRID
NATURAL GAS:	NATIONAL GRID
WATER & SEWER:	OWN OF WESTFORD/ PRIVATE WWTP
TELECOM:	VERIZON, AT&T, LIGHTTOWER, COMCAST



FIRST FLOOR

8,700 SF
22,564 SF
27,815 SF



SECOND FLOOR

13,660 SF
14,200 SF
29,930 SF

AVAILABILITIES

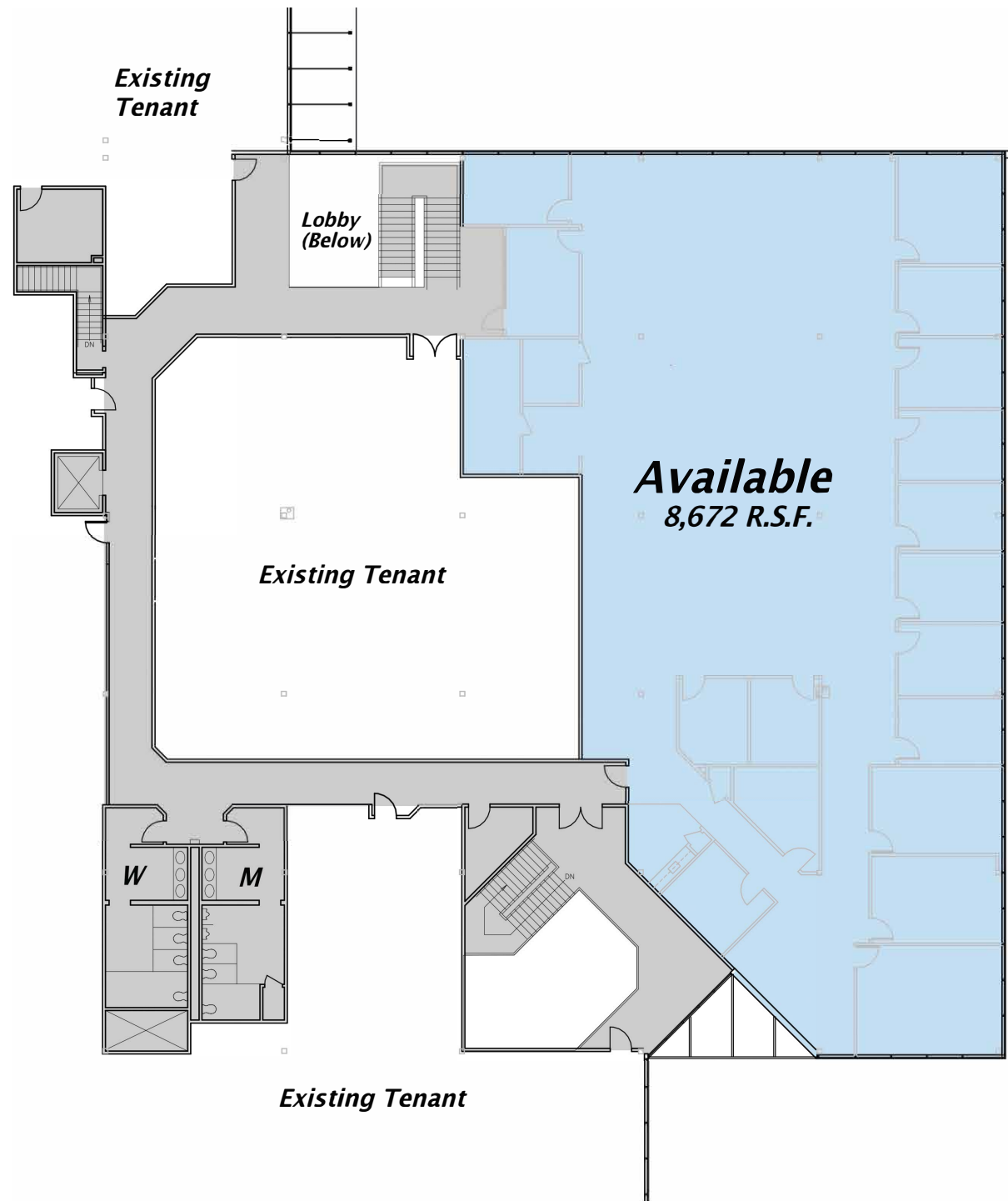
6 TECH PARK DRIVE

PROPERTY SPECIFICATIONS

UTILITIES

**YEAR COMPLETED/
RENOVATED:** 1987/2010
BUILDING SIZE: 87,000 SF
NUMBER OF FLOORS: TWO
ROOF: EPDM BALLASTED ROOF
ELEVATORS: ONE DOVER 3,500 LB
HYDRAULIC PASSENGER
LOADING: ONE (1) TAILBOARD DOCK
AMENITIES: FULL SERVICE CAFETERIA

ELECTRIC: NATIONAL GRID
NATURAL GAS: NATIONAL GRID
WATER & SEWER: TOWN OF WESTFORD/
PRIVATE WWTP
TELECOM: VERIZON, AT&T, LIGHTTOWER,
COMCAST

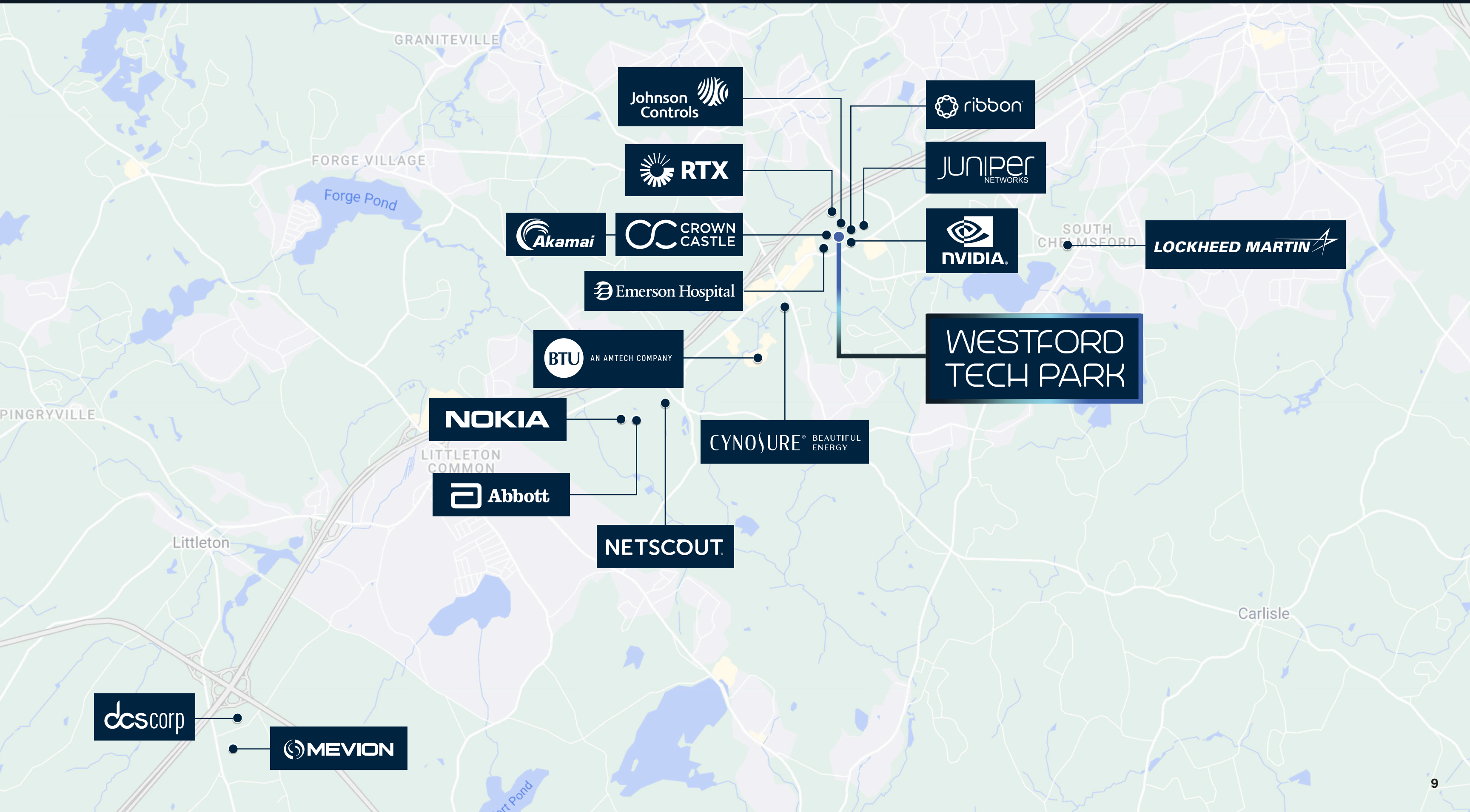


FIRST FLOOR

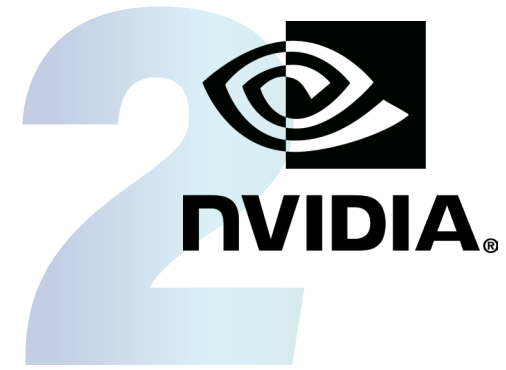
8,672 SF



TECH NETWORK



TESTIMONIALS



LEASING CONTACTS

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OWNED BY



LEASED BY

NEWMARK

