



Real value in a changing world

6 Fortune Drive

1,026 – 3,658 s.f. for lease

Billerica, MA

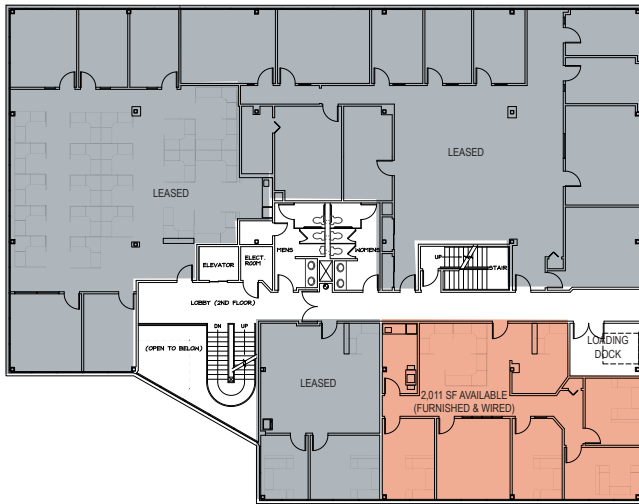


Jones Lang LaSalle is pleased to present a unique opportunity to lease office space at 6 Fortune Drive, Billerica, MA.

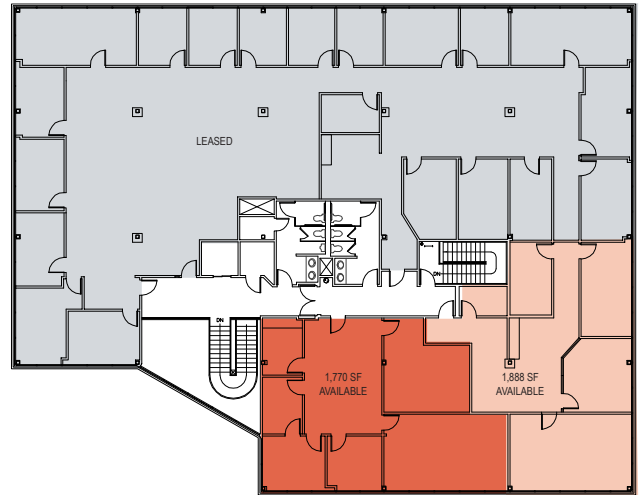
This three-story office building is located off of Manning Road and the Middlesex Turnpike. The property is minutes from Route 3, Route 128/I-95 and I-495 and is within close proximity to a variety of hotels, restaurants and retail centers. Subway Sandwich Shop, Java Jane's Cafe, The 99 Restaurant, and a Bank of America ATM are all within walking distance to the building.

6 Fortune Drive features a beautiful landscaped entry, a two-story atrium lobby, nine-foot finished ceilings and a ribbon window line consisting of double-paned tinted glass. Other amenities include a common loading dock in rear of the building, a centrally located elevator, shower facilities and individually controlled HVAC.

Building size	26,500 s.f.
Year built	1986
Floors	Three
SF available	2nd floor: 2,011 (plug & play) 3rd floor: 1,026 – 3,658
Rent	Negotiable
Parking	3.3 spaces/1,000 s.f.
Elevator	1
Amenities	Atrium lobby, common loading dock, shower facilities



Second floor plan



Third floor plan



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