

# 401 Griffin Brook Drive

8,500 s.f. for lease

Methuen, MA



**Farley White Interests is pleased to present a unique opportunity to lease office space at 401 Griffin Brook Drive Methuen, MA.**

401 Griffin Brook Drive is a one-story building comprised of 42,075 RSF of Class A office, research and development space. The property is located within Griffin Brook Park, just off Route 110 in Methuen, MA and minutes from I-93. Griffin Brook Park Drive sub market is a mix of Class A office space and Research and Development. Significant corporate neighbors include MKS Instruments, 3M Touch Systems and Dudley Trading Partners. Area amenities include close proximity to I-93 and I-495, numerous hotels, restaurants and golf courses.

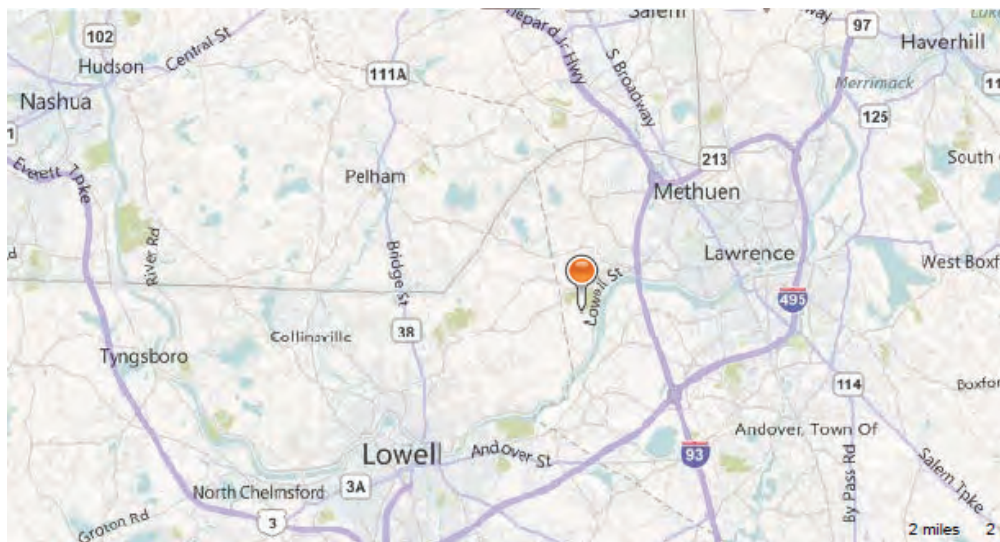
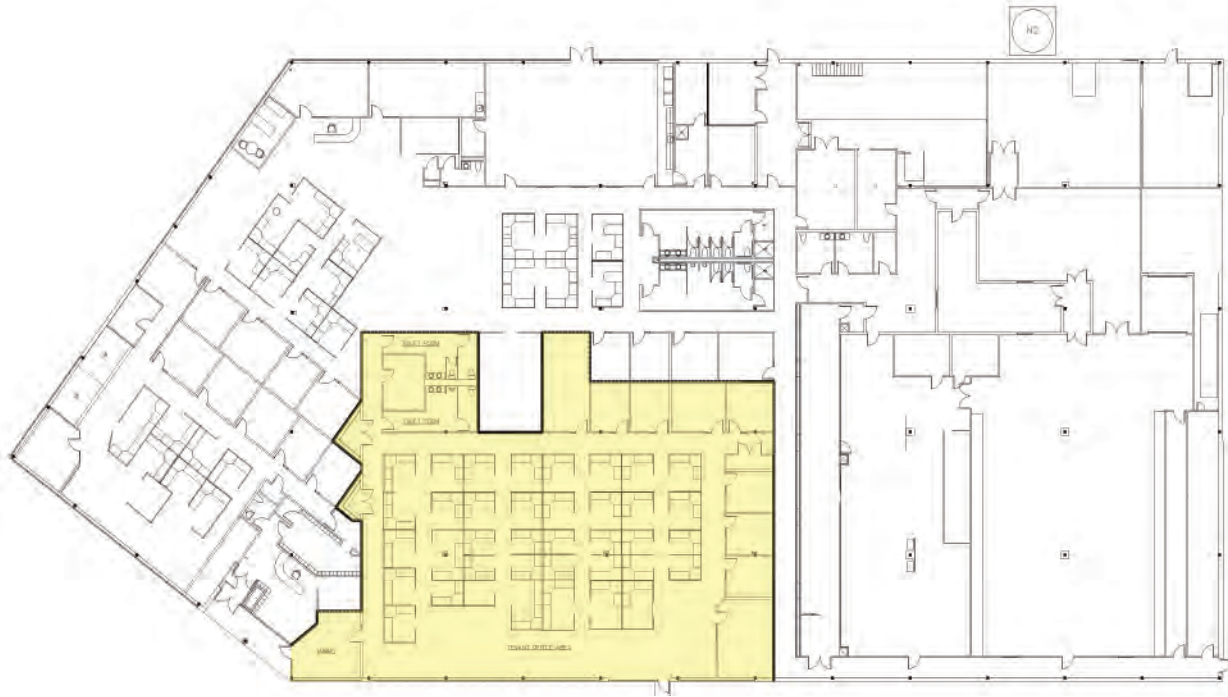
401 Griffin Brook Drive features a beautiful landscaped entry, a glass atrium lobby, nine-foot finished ceilings and a ribbon window line consisting of double-paned tinted glass. This 8,500 rsf office is fully furnished and ready for occupancy for up to 45 people.

Other amenities include a common loading dock in rear of the building, individually controlled HVAC and private restrooms

Building size	42,075 s.f.
Year built	1997
Land	18 acers
Floors	One
SF available	8,500 r. s.f. plug and play office
Rent	Negotiable
Parking	4 spaces/1,000 s.f.
Amenities	Dedicated entrance, park setting, fully furnished Plug and play office for up to 45 people

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