

290

Concord Road



20,000 - 75,000 SQ FT

Premier Class A

Office, Life Science and R&D space



Peloton Studio with Showers & Lockers



Peloton Studio with Showers & Lockers



R&D Space



Modern Grab & Go Cafe



Outdoor Patio

PREMIER OFFICE AND R&D SPACE WITH
GREAT CORPORATE NEIGHBORS

20,000 - 75,000 SF AVAILABLE

BUILDING SPECIFICATIONS

Building Size 143,148 SF

Number of floors Three

Year Built 1999

Construction Steel frame with pre-cast, Alucabond, and glass curtain wall, membrane roof

Elevator

- One hydraulic passenger
- One hydraulic freight

Parking 4.1/1,00 SF (583 standard spaces and 11 handicap spaces)

HVAC

- Eight McQuay 60-ton rooftop units, with gas morning warm up
- One McQuay 80-ton fresh air rooftop for the cafe space
- VAV distribution with electric reheats

Utilities

- Electric: National Grid
- Water & Sewer: Town of Billerica

Ceiling Height
1st floor: 12'7" to joist; 14'10" to deck
2nd floor: 11'7" to joist; 13'10" to deck

Power

- 3,000 Amps 277/480 Volts, 3 phase/ 4 wire
- Generator: 350kw diesel with 475-gallon fuel tank for data center and life safely UPS

Access 24 hour/36 5 day card access

Amenities

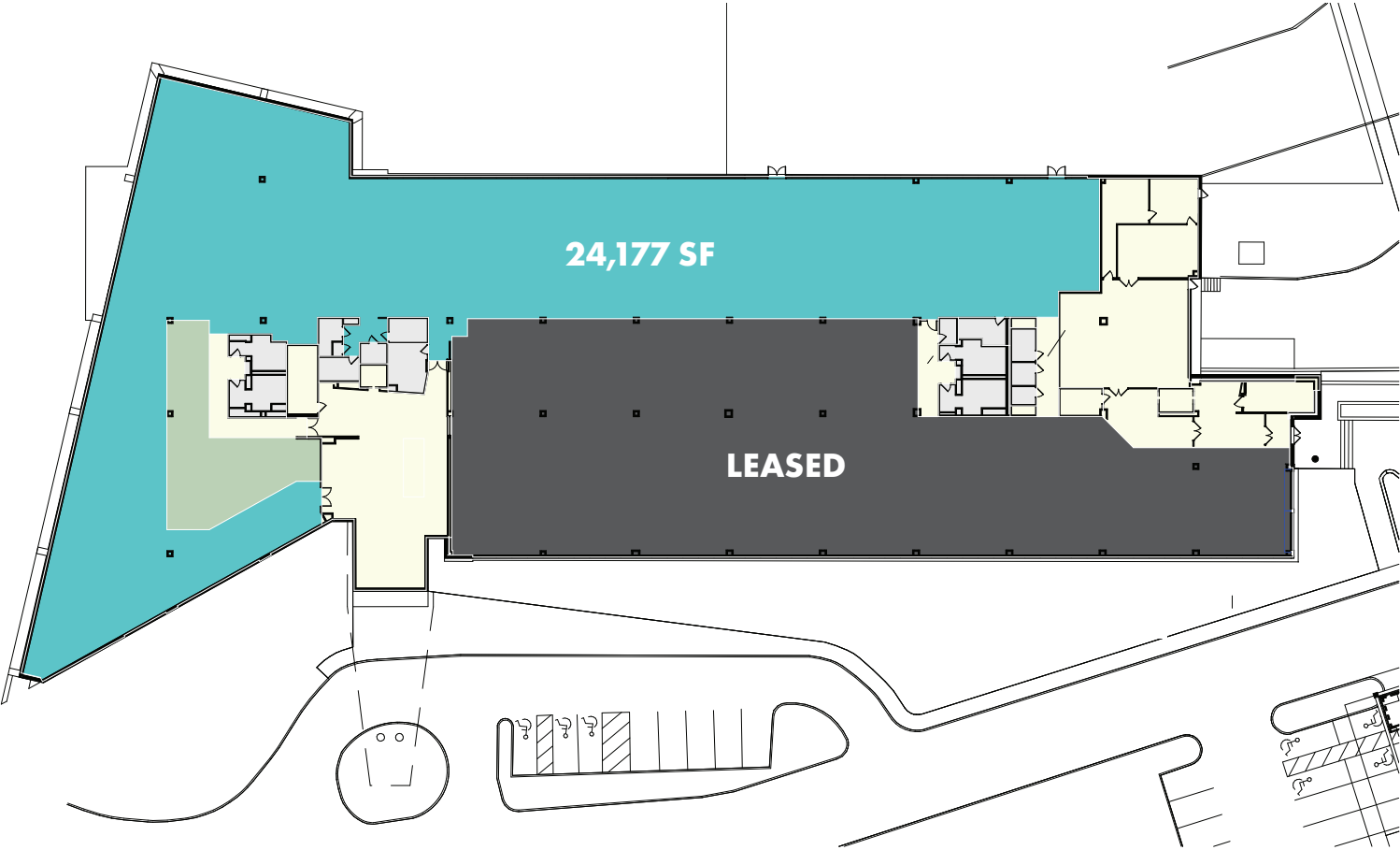
- Full-service cafe with large seating area
- Modern Grab & Go Cafe: Peloton Studio with Showers & Lockers;


Area amenities Public transportation, hotel with restaurant conference center & daycare



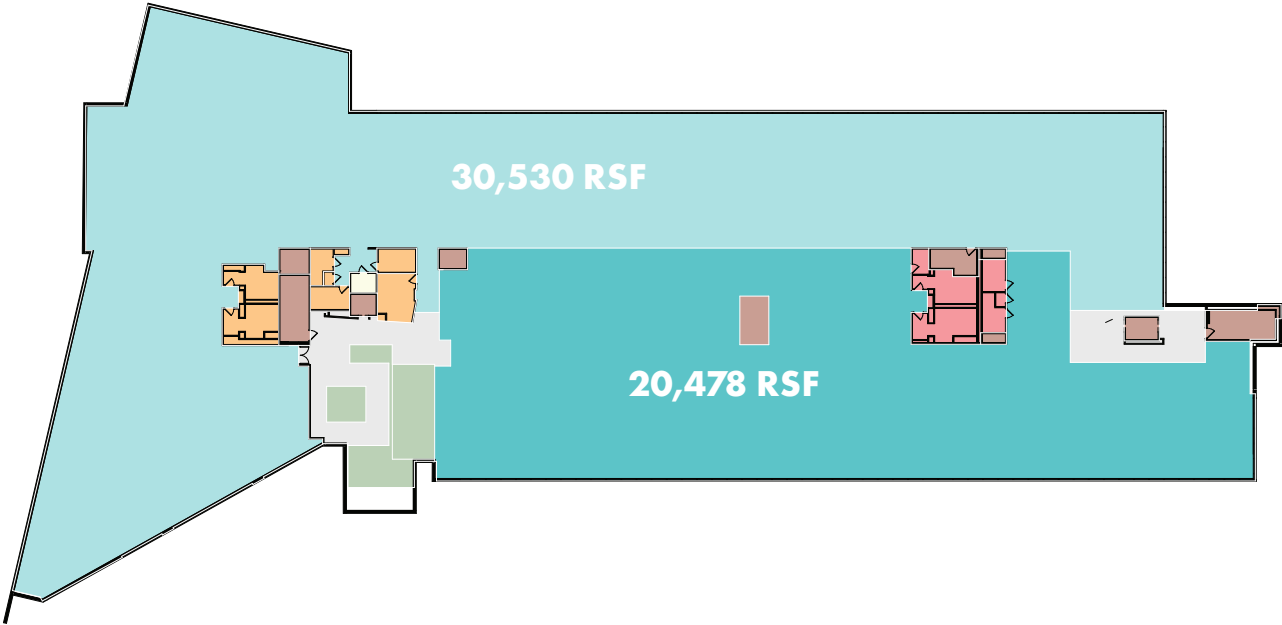
FLOORPLAN

Level 1

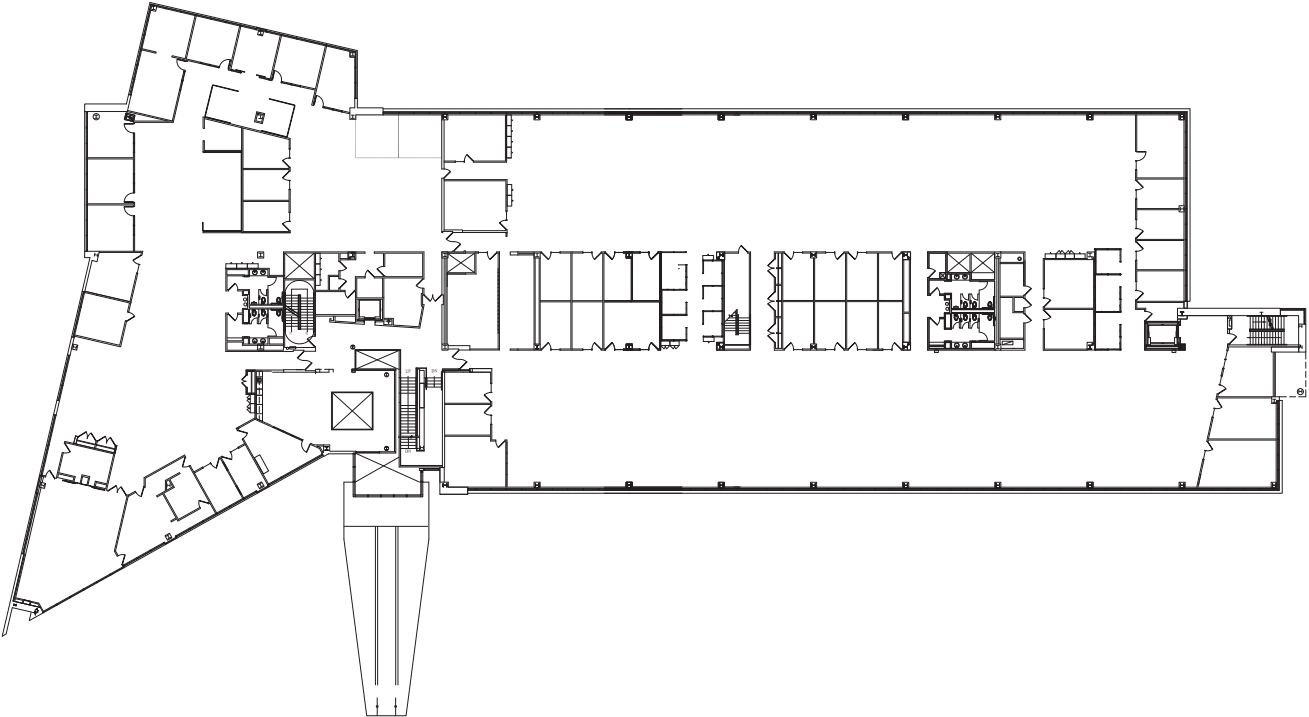


-  Leased
-  Available

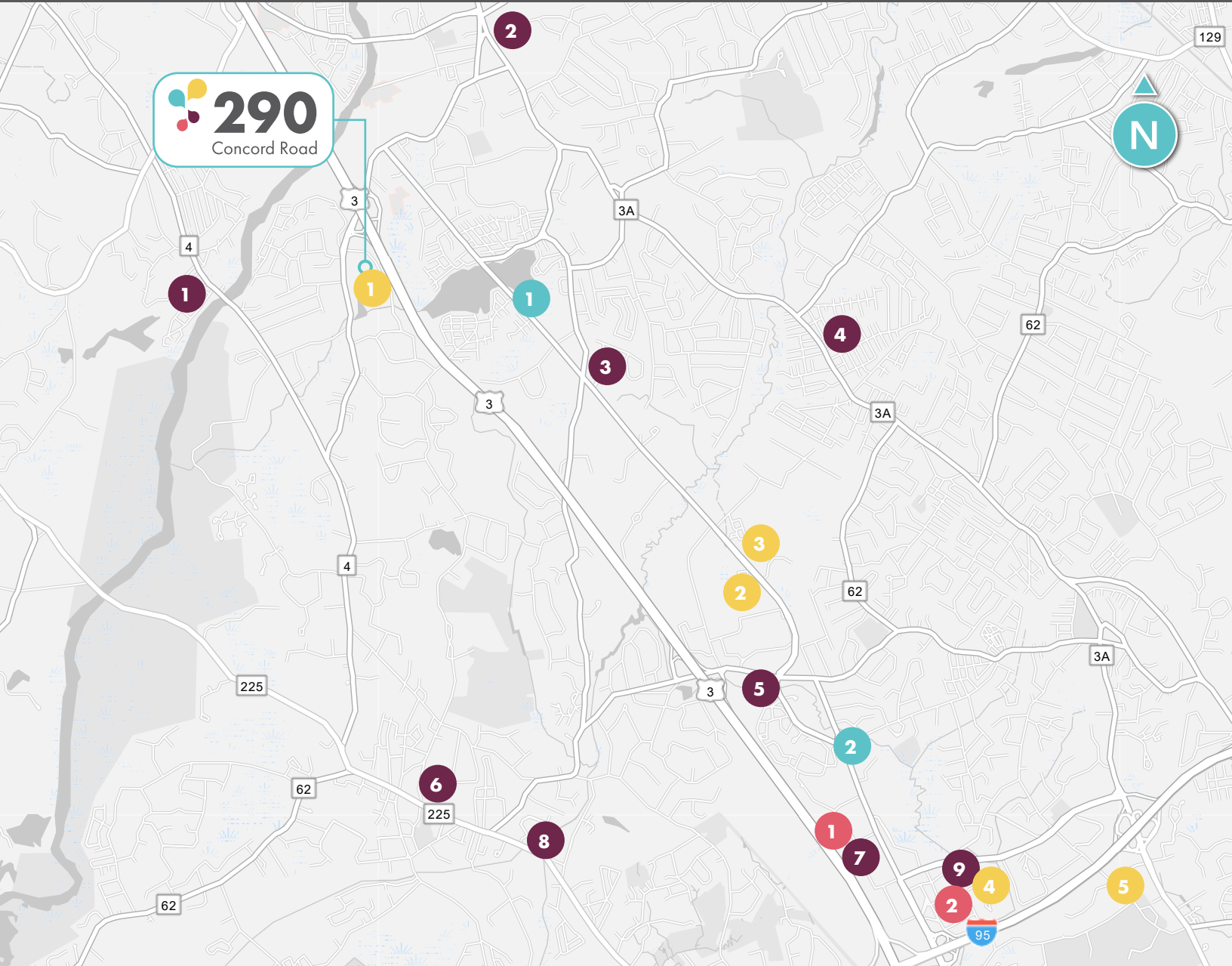
Level 2 | Subdivision Plan



Level 2 | Existing Conditions



AREA AMENITIES



Hotels

- 1 Courtyard by Marriott
- 2 Double Tree by Hilton
- 3 Homewood Suites by Hilton
- 4 Residence Inn by Marriott
- 5 Hyatt House

Restaurants

- 1 Riverview Restaurant
- 2 Mangia Mangia
- 3 99 Restaurant
- 4 Emeals Rose
- 5 Flatbread Company

- 6 B.Good
- 7 Redstone Grill
- 8 Chipolte
- 9 Row 34

Shopping

- 1 Wegmans
- 2 Burlington Mall

Cafés

- 1 Dunkin'
- 2 Starbucks

WITHIN

5 MILES



14
FITNESS STUDIOS



28
RESTAURANTS



1.3 MSF
RETAIL STORES



04
HOTELS



EAT

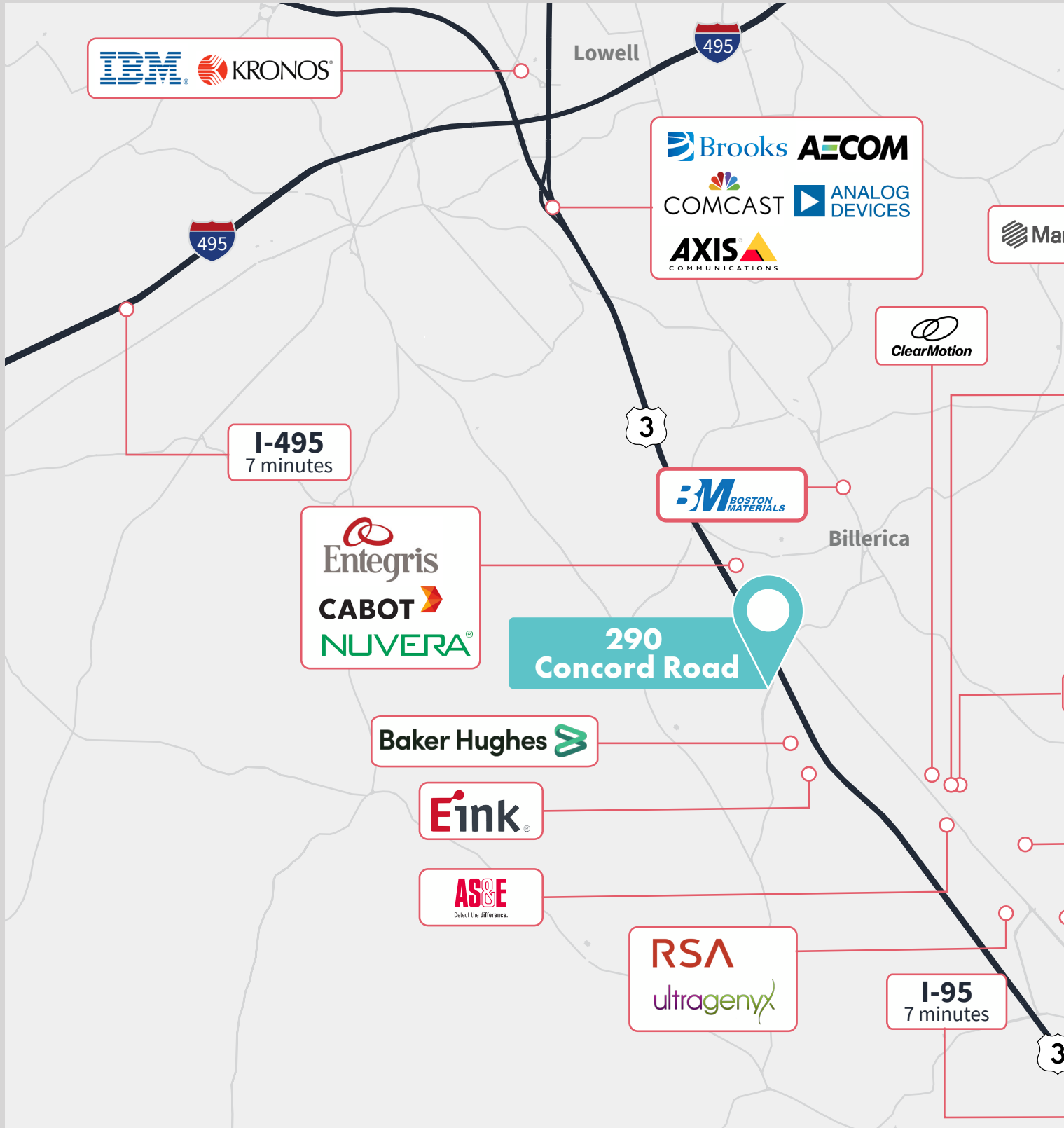


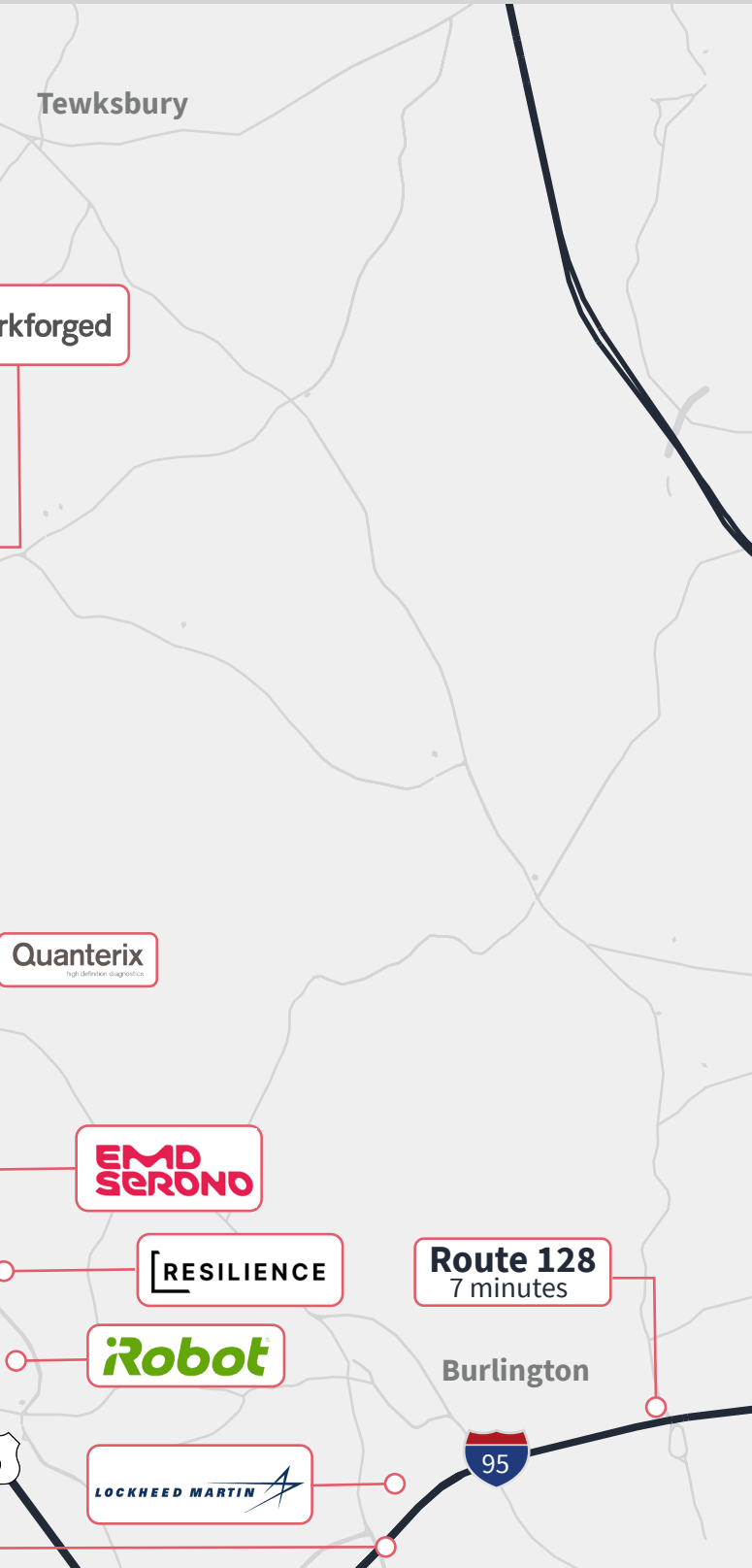
DRINK



SHOP

CORPORATE NEIGHBORS







LEASING TEAM

Broker contact info :

JAMEY LIPSCOMB

+1 617 531 4109
james.lipscomb@am.jll.com

BRIAN TISBERT

+1 617 531 4115
brian.tisbert@am.jll.com

CARLY KIERNAN

+1 617 531 4142
carly.kiernan@am.jll.com

