

FOR SALE | 409,841 SF OFFICE CAMPUS IN BOXBOROUGH, MA

# CISCO BOXBOROUGH CAMPUS

CONFIDENTIAL OFFERING SUMMARY





# EXECUTIVE

# SUMMARY

## PORTFOLIO SNAPSHOT

**200, 300 & 500  
BEAVER BROOK  
ROAD**

BOXBOROUGH, MA

**409,841**

SQUARE  
FEET

**3**

BUILDINGS

**117,593 SF**

PROPOSED 3-YEAR LEASEBACK FROM  
CISCO SYSTEMS, INC.



As exclusive sales agent, JLL is pleased to offer the opportunity to acquire the CISCO Boxborough Campus (the "Portfolio" or the "Campus"), a three-building premier executive campus totaling 409,841 square feet, located along Beaver Brook Road and Old Littleton Road in Boxborough and Harvard, Massachusetts. Constructed in 2002, this location has been the CISCO Systems, Inc. (NASDAQ: CSCO) Massachusetts headquarters for the past 18 years. In addition to the 409,841 square feet of Class A real estate, the campus sits on approximately 350 acres of land - of which approximately 110 acres is considered developable land - allowing for future development subject to applicable permits and restrictions. The combination of premier, headquarters-quality finishes, exceptional infrastructure, use flexibility, and potential additional development make this Campus an attractive repositioning opportunity.

The Campus is being offered "as-is" and free and clear of any debt.



350

TOTAL APPROXIMATE  
ACRES

110

TOTAL DEVELOPABLE  
ACREAGE





**200 BEAVER BROOK ROAD**

<b>93,449</b>	<b>15'</b>	<b>9'</b>	<b>2</b>	<b>140</b>
TOTAL SQUARE FEET	SLAB-TO-SLAB	CEILING HEIGHT	STORIES	PARKING STALLS



**300 BEAVER BROOK ROAD**

<b>117,593</b>	<b>15'</b>	<b>9'</b>	<b>3</b>	<b>240</b>
TOTAL SQUARE FEET	SLAB-TO-SLAB	CEILING HEIGHT	STORIES	PARKING STALLS



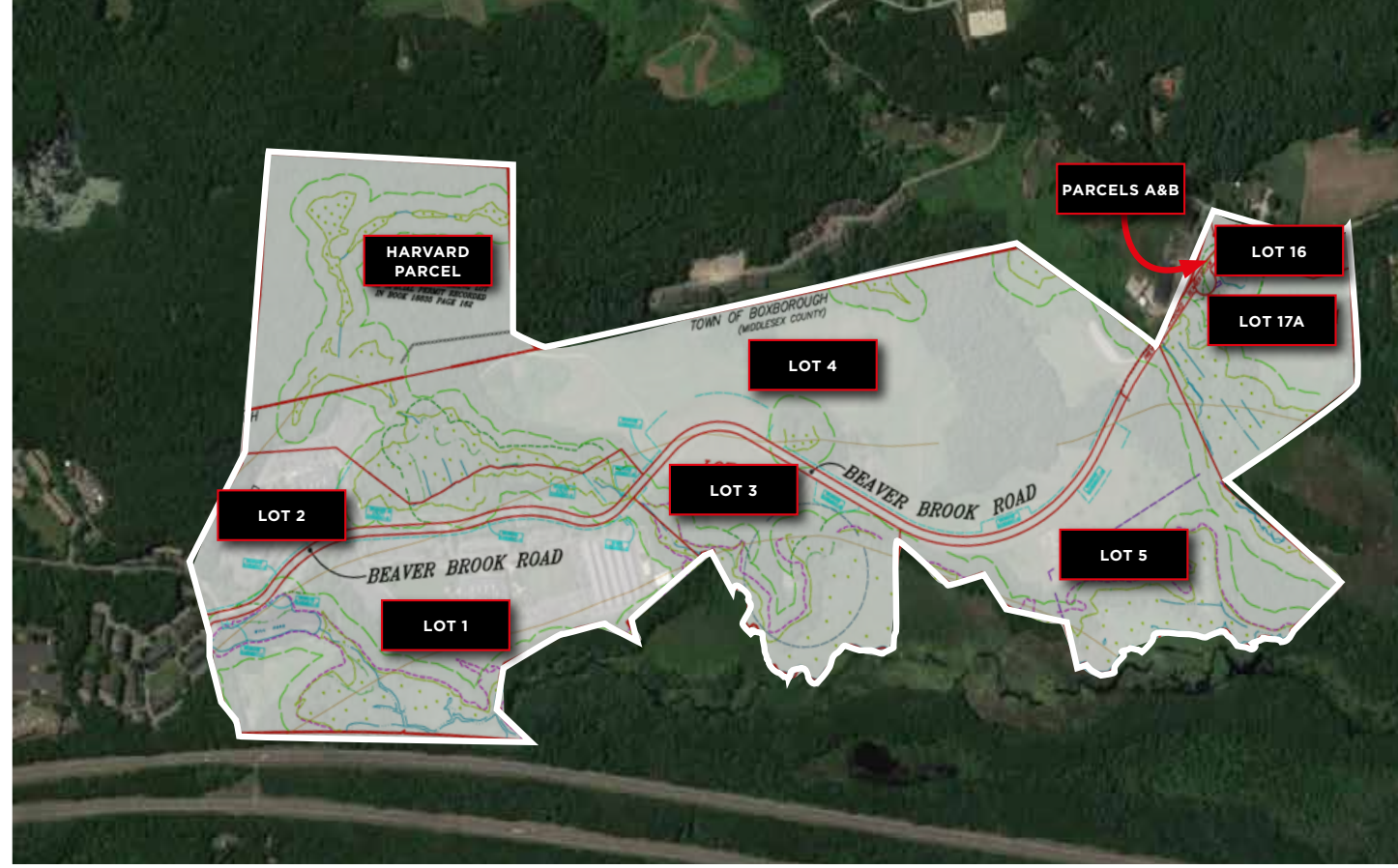
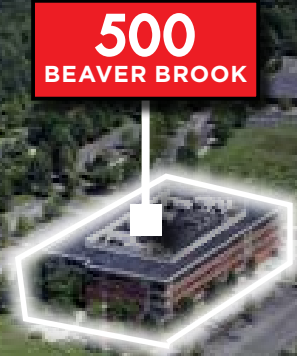
**500 BEAVER BROOK ROAD**

<b>198,799</b>	<b>15'</b>	<b>9'</b>	<b>4</b>	<b>1,500</b>
TOTAL SQUARE FEET	SLAB-TO-SLAB	CEILING HEIGHT	STORIES	PARKING STALLS

Totaling approximately 350 acres the Campus is located along the Worcester-Middlesex county line separated by Boxborough & Harvard, MA municipalities. A single parcel lies across the county line, measuring 46 acres - the Harvard Parcel is currently zoned for residential use. The remaining 304 acres fall within the town of Boxborough and are zoned as Office Park.



# CISCO BOXBOROUGH CAMPUS



## CAMPUS SITE SPECS

**350**  
TOTAL ACRES

**110**  
APPROXIMATELY BUILDABLE  
ACRES

**304**  
ACRES IN BOXBOROUGH

**46**  
ACRES IN HARVARD

**OFFICE PARK**  
CURRENT BOXBOROUGH  
ZONING



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