

thr20
FEDERAL

3

Federal Street

A **260,000 SF** MASTER
PLANNED R&D AND
TECHNOLOGY PARK
IN BILLERICA, MA



CONNECT TO THE BEST

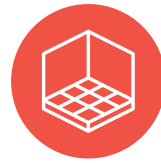
3 Federal Street is a 90,000 SF, three-story building suitable for both R&D and office use. The property is a part of a 260,000 SF master planned R&D and technology park in Billerica, MA. Located directly off of Route 3 at Exit 7 and 7-minutes from I-495 and I-95, the property offers ideal convenience for both commuters and tenants.

This 90,000 SF, three-story building is suitable for R&D, light manufacturing, and office use.

PROPERTY HIGHLIGHTS



Abundant parking ratio of 3.60/1,000 SF for available space



Large, open-floor plates with stackable configuration options



3rd floor availability with direct access to the roof



Located within a manufacturing and R&D cluster



Ideal access to Route 3, I-495 and I-95



Available options up to 21,138 SF



2 loading docks



AREA AMENITIES

LEGEND

1

Third Avenue:

Kings Bowl, Wegmans, Bedford Farms, Redstone American Grill, The Bancroft, Tony C's, David Tea

2

Burlington Mall:

Legal Seafoods, The Cheesecake Factory, Macy's, Coach, William-Sonoma, lululemon, Nordstrom, Lacoste

3

Wayside Shopping Center:

Starbucks, The Capital Grille, Not Your Average Joes, Seasons 52

4

Middlesex Commons:

Burtons Grill, Five Guys, Paper Store, Burlington Wine and Spirits, Nordstrom Rack, Old Navy, Market Basket

WITHIN 3 MILES...

20

RESTAURANTS



1.3 MSF

RETAIL
STORES



9

FITNESS
STUDIOS



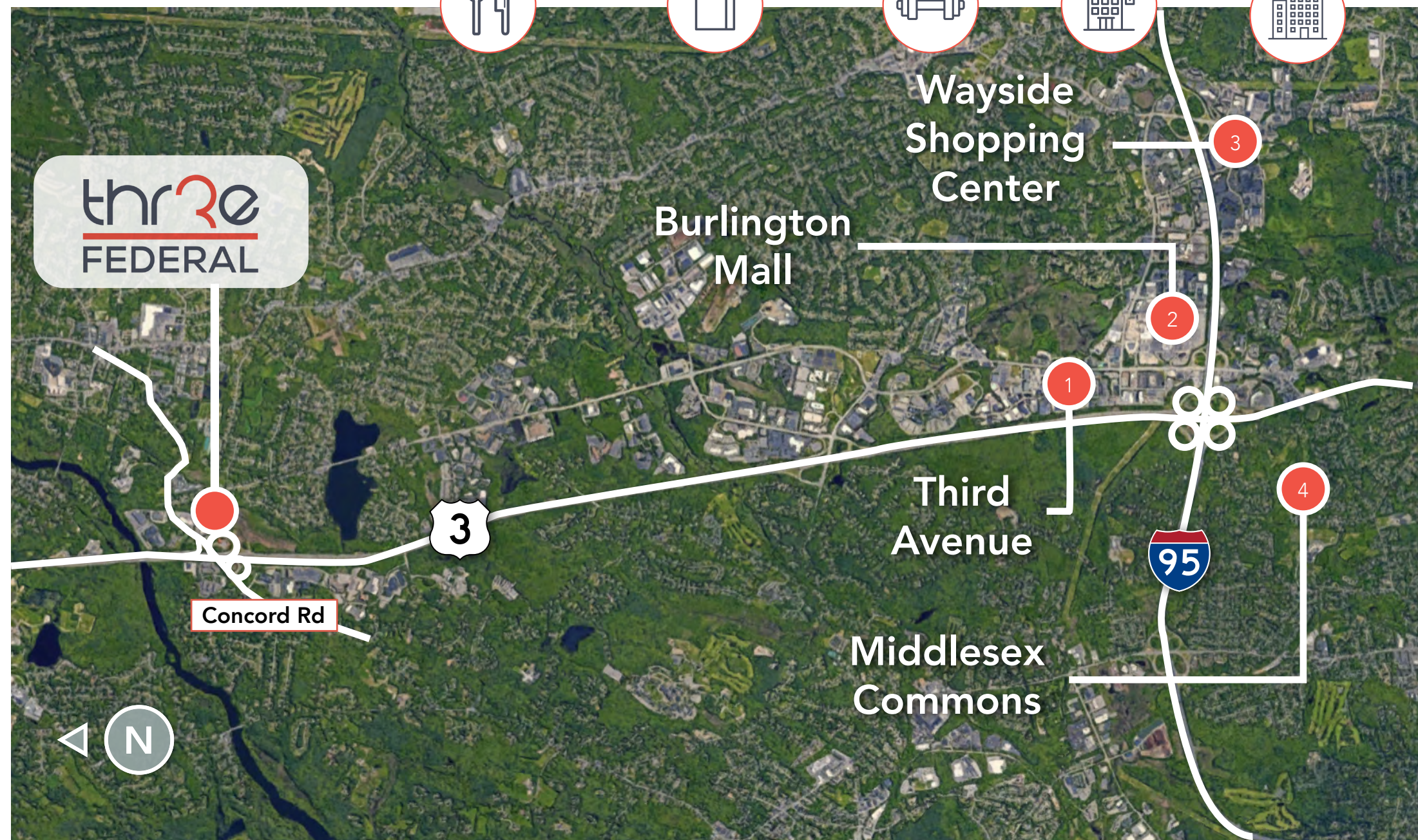
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HOTELS/
LODGES



2,000

MULTIFAMILY
BUILDINGS



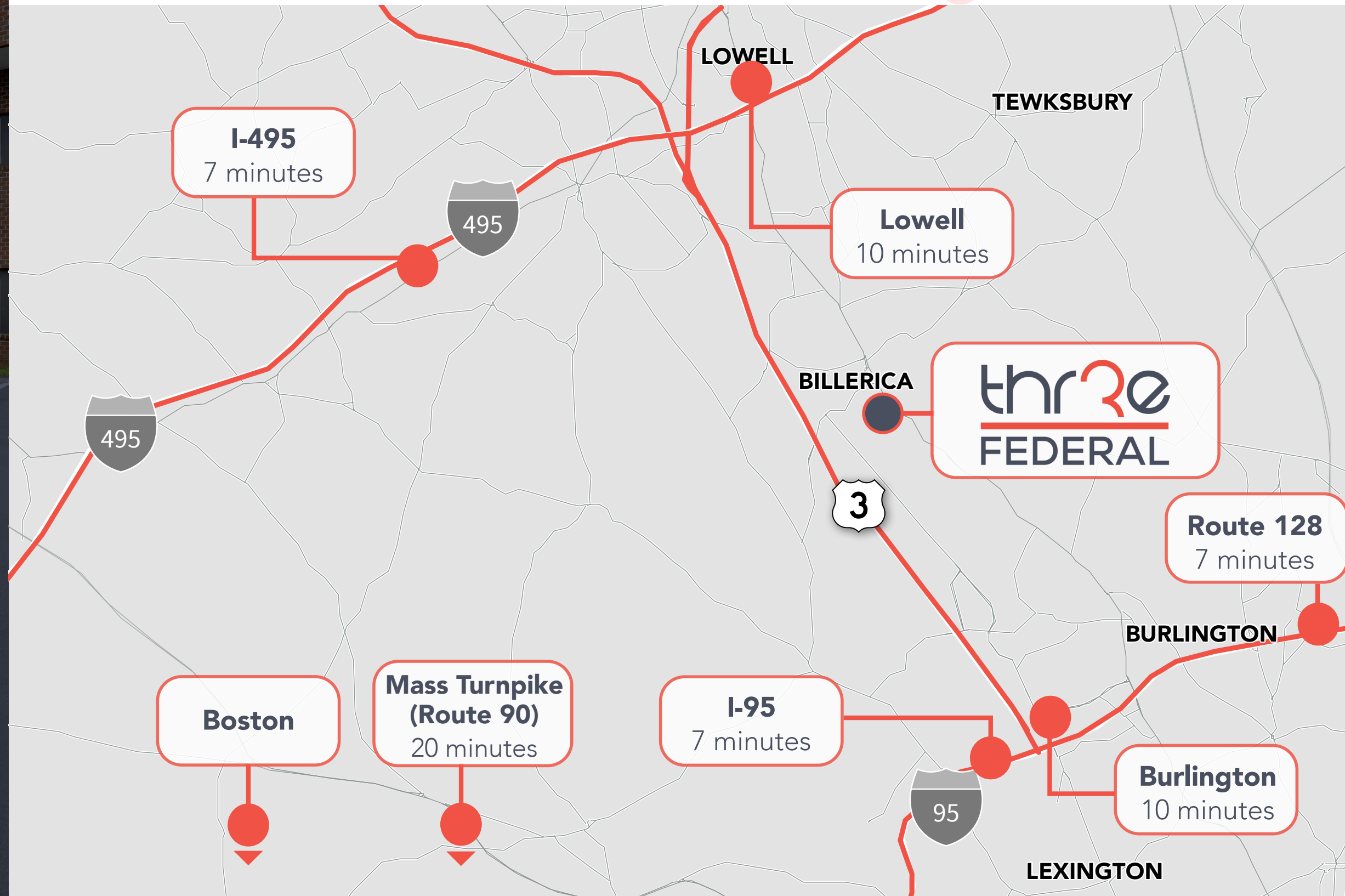
ACCESSIBILITY IS KEY

Federal Street is located in a highly accessible area with easy commuting patterns to major highways and public transportation. Less than 7 miles away is I-495, Route 3, and I-93. The property is also situated nearby the MBTA commuter rail Lowell line, providing easy access into Boston.

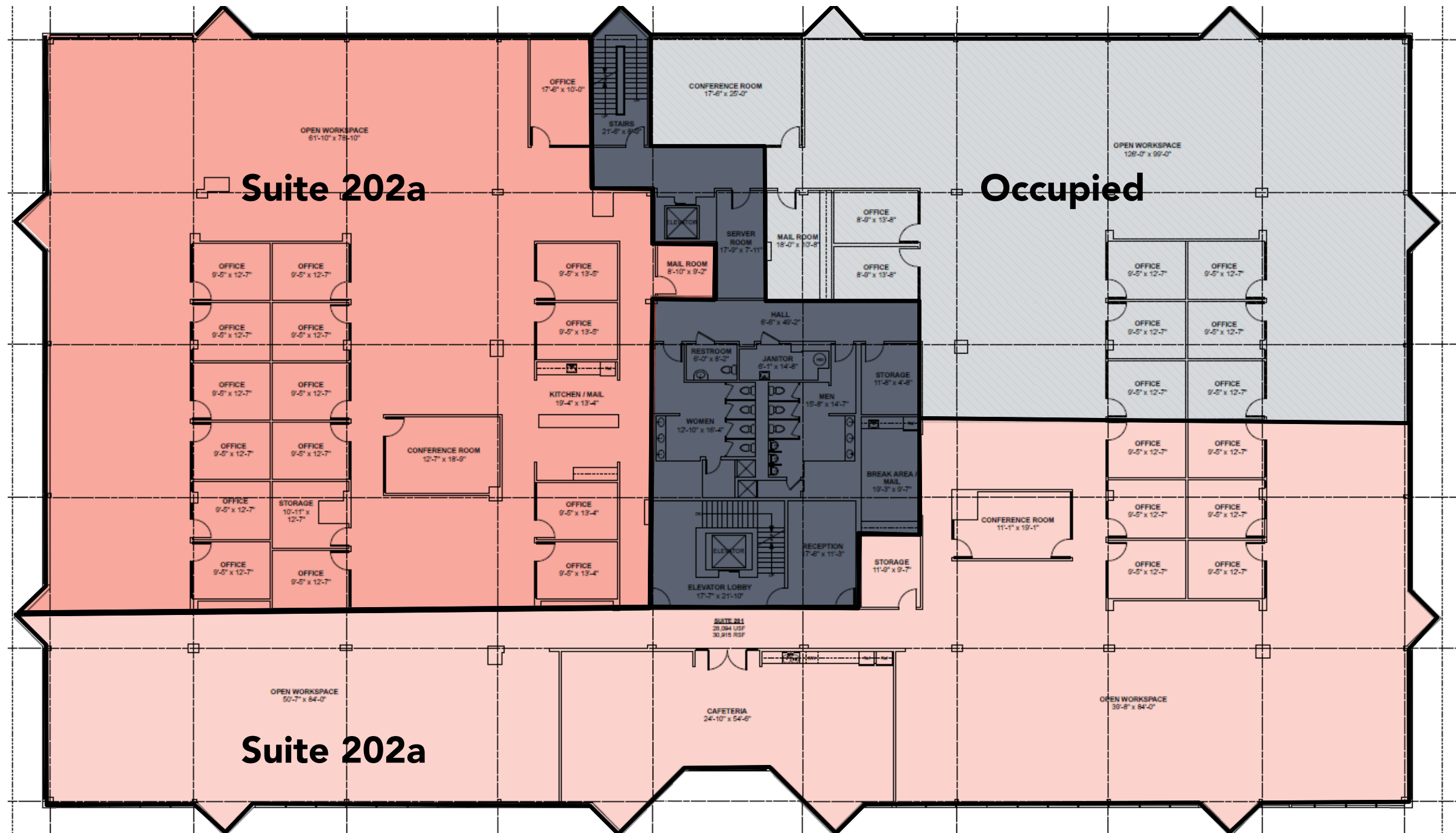
3 Federal Street is within close proximity to many prestigious and growing corporations.



CORPORATE NEIGHBORS



Suite 202 | 21,138 SF (subdividable)



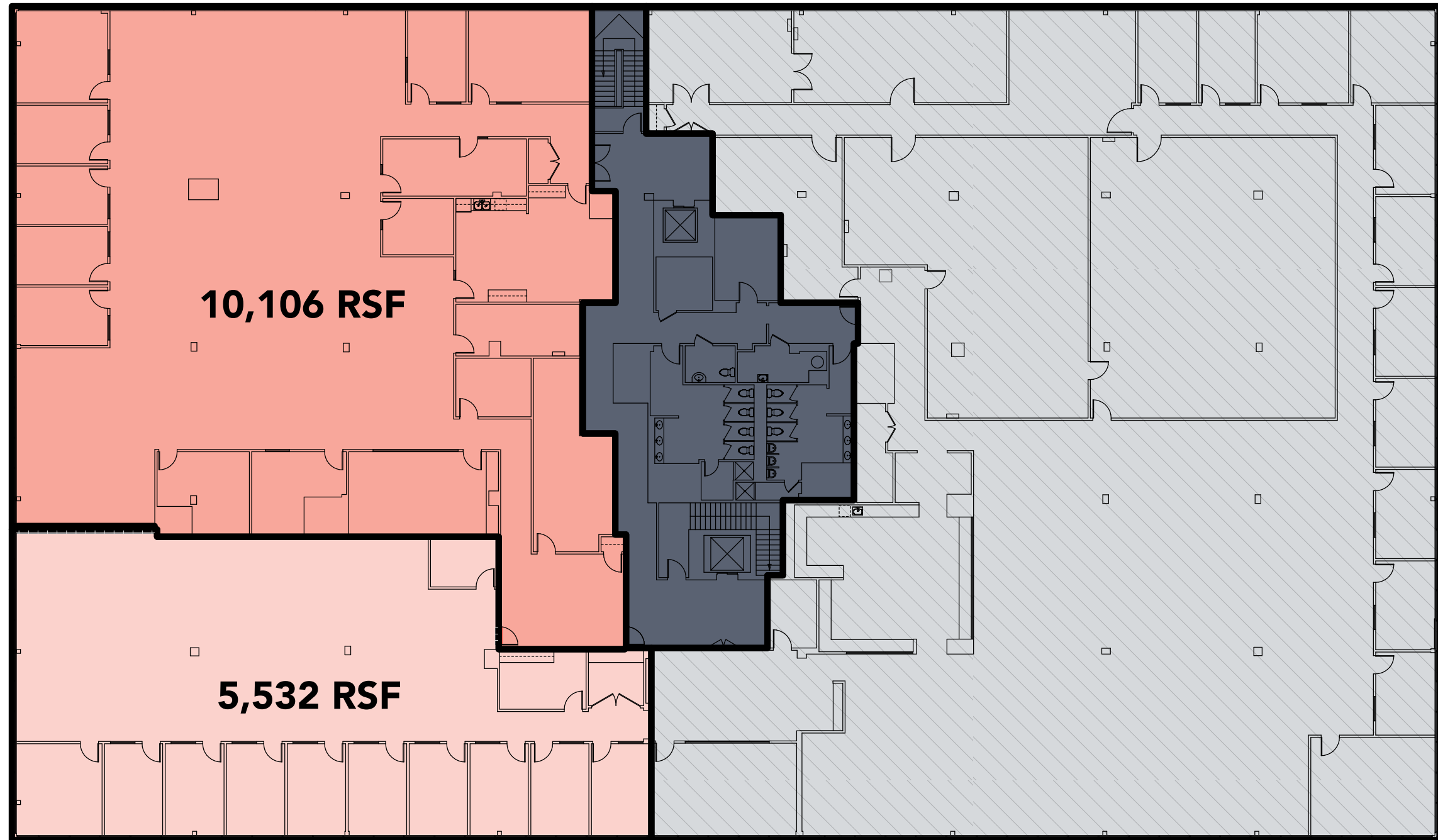


AS
BUILT

FLOOR PLANS

Floor 3

5,532 - 15,638 SF (subdividable)





**For more information,
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