

eight Federal

AN **80,000 SF**,
FULL-BUILDING
OPPORTUNITY IN
BILLERICA, MA

POSITIONED WITHIN
A **260,000 SF** MASTER
PLANNED OFFICE AND
TECHNOLOGY PARK



YOUR IDEAL OFFICE SPACE

8 Federal Street is centrally located within a three-building, 260,000 SF, master planned office and technology 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 80,000 SF, two-story office space is suitable for users looking for flexibility, value and access.

PROPERTY HIGHLIGHTS



Abundant on-site parking



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



Conveniently positioned between Burlington and Lowell



On-site food truck for grab & go meals



Access to all floors via stairs



Large, open-floor plates



Open lobby area



Full building availability (ideal for corporate headquarters)





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

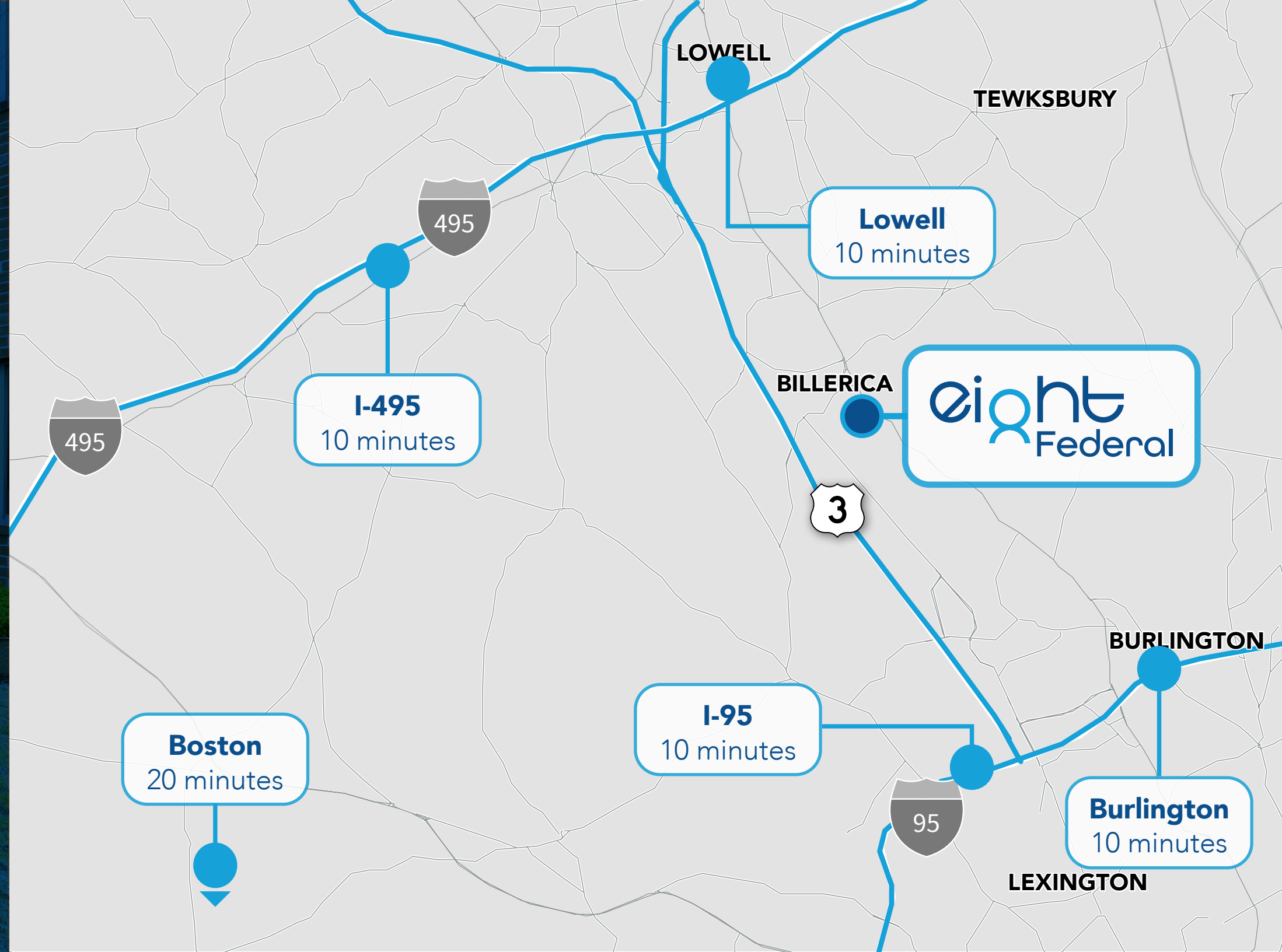


WITHIN 3 MILES...

-  **20** RESTAURANTS
-  **1.3 MSF** RETAIL STORES
-  **9** FITNESS STUDIOS
-  **3** HOTELS/ LODGES
-  **2,000** MULTIFAMILY BUILDINGS

CONNECTIVITY

8 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.



CORPORATE NEIGHBORS

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



Insulet Corporation





**For more information,
contact the leasing team:**

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