

CENTRAL 80 STREET

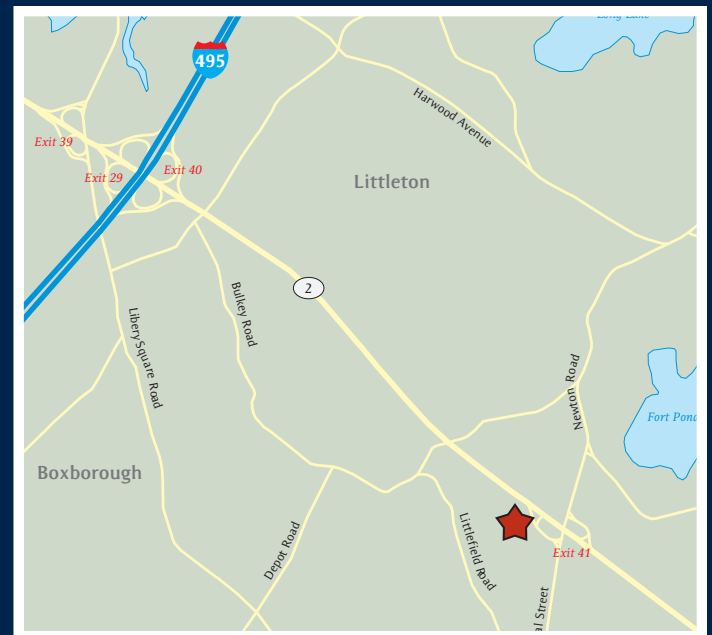
BOXBOROUGH, MASSACHUSETTS

FOR LEASE
8,171 SF - 39,407 SF



JLL is pleased to offer an outstanding leasing opportunity at 80 Central Street in Boxborough, Massachusetts. Built in 1988 and fully renovated in 1999, 80 Central Street offers a distinctively contemporary design complete with a three story atrium lobby, a 125-seat cafeteria, on-site fitness room with showers and lockers and outstanding building infrastructure to accommodate a broad range of the regions diverse office users.

80 Central Street is located immediately off Route 2, one exit from I-495 in the heart of one of the nation's most concentrated technology hardware regions. The building boasts enhanced infrastructure including nearly 600 tons of HVAC capacity, 29 watts per square foot of electrical power, 125 lb live load capacity and CAT 5&6 wiring through the building.





FOR LEASE

FIRST CLASS OFFICE

PROPERTY SPECIFICATIONS:

SITE AREA	37.26 Acres	FLOOR	125 lbs. psf loading
PARKING	3.5/1,000 square feet	FINISHED CEILING	9' 2"
BUILT	1988	LOADING	Two (2) dock-level loading doors with shared access
BUILDING SIZE	149,661 SF	HVAC	Three (3) York Air Cooled Chillers totaling 610 tons; Two (2) Cleaver Brooks gas-fired tube boilers
CAFETERIA	125-seat full-service cafeteria provided by Corporate Chefs from 7:30am to 2:30pm	ELEVATORS	1 Passenger (2500 lbs.) & 1 Freight (10,000 lbs.)
FITNESS CENTER	On-site	ELECTRICAL	5000 amp, 480/227 volt, 3-phase 4 wire (27 Watts psf)
LOCKERS/SHOWERS	Men: 22 lockers, 5 showers Women: 22 lockers, 3 showers	CONNECTIVITY	Building provided with T1, T3, and Fiber Optic through Lighttower and Verizon
ROOF	Fully Adhered EPDM membrane on metal roof deck, open web steel bar joist, supported on steel wide flange beams. Full roof replacement completed in 2008	UTILITIES	Water Town of Littleton Power Town of Littleton Gas Keyspan Waste Private Sewer



FOR MORE INFORMATION, PLEASE CONTACT:

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