



**21 North Avenue
Burlington, MA**

**30,000 SF
Office/R&D For Lease**



Set within five wooded acres of Northwest Park, 21 North Avenue has more than 120 private offices and offers a dramatic lobby entrance with conference and training facilities.

“Plug and Play”

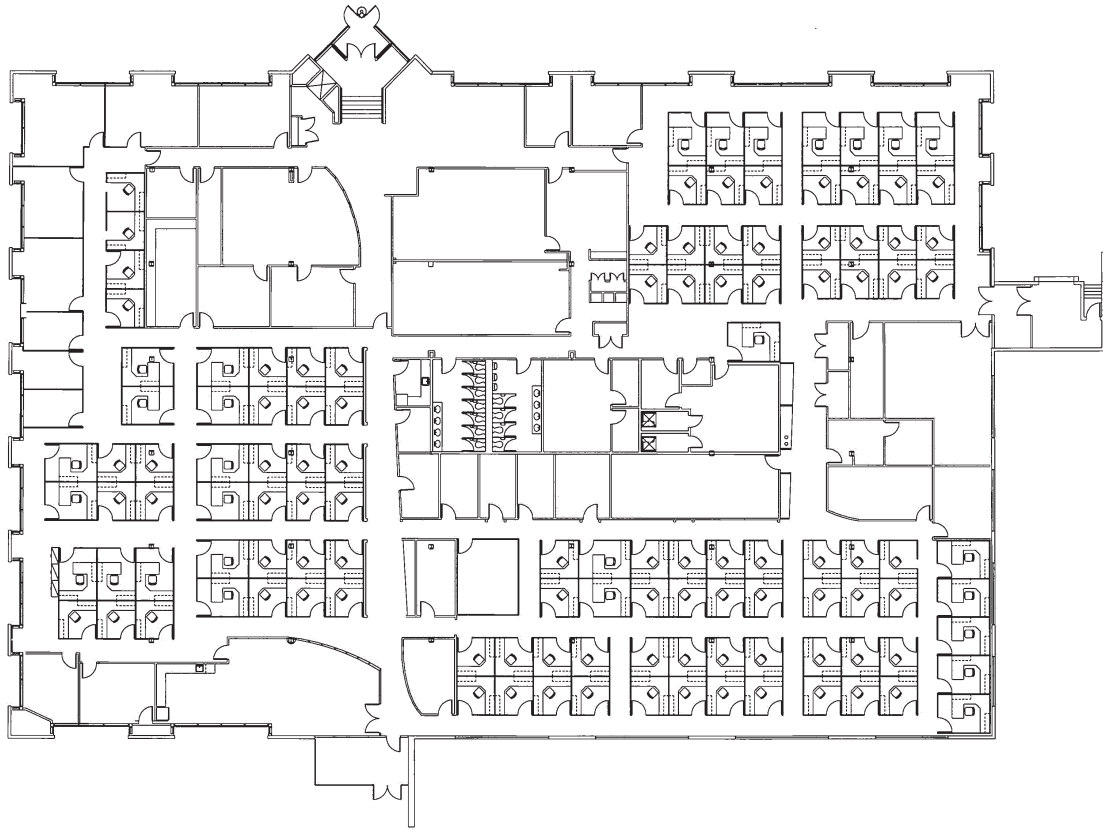
Northwest Park

A Location With An Attitude - Yours

There's a confidence you'll feel at Northwest Park in Burlington that you won't feel elsewhere. The management team will work hand-in-hand to create the perfect space you've been looking for.

- **Location** - Across the Middlesex Turnpike from the Burlington Mall, with easy access to/from Routes 3 and 128.
- **Amenities** - Features an on-site cafe with catering, childcare center, and MBTA bus stop with service to the Alewife Red Line. Minutes from restaurants, hotels and a fitness center.
- **Natural Environment** - Picnic areas and jogging trails are available for all to enjoy.



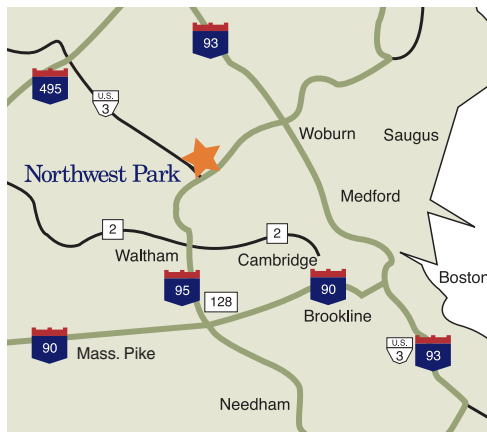


Specifications

- Building size:** 30,000 sf
- Construction:** Masonry exterior with large, thermopane windows.
- Electrical Service:** 1,200 Amps, 120/208 Volts, main electrical service.
- Computer Room:** Approximately 600 square foot (expandable), raised-floor computer room with UPS, generator back-up, 15-ton dedicated Liebert A/C, and Ansul fire suppression.
- Back-up Generator:** Gas-fired, Cummins generator providing 600 Amps, 120/208 Volts, 3-phase, 4-wire power to the main computer room.
- HVAC:** Three Trane Variable Air Volume (VAV) rooftop units with gas-fired, early morning warm up and electric reheat in the perimeter VAV boxes. System is designed with economizers.
- Parking Ratio:** 4/1,000 SF
- Shipping/Receiving:** One loading dock



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