



**30 North Avenue
Burlington, MA**

**8,222 SF R&D
for Lease**

*Northwest Park is located in the
heart of Burlington's vibrant
commercial district.*



Completely renovated in 2004, the flexibility of Office/R&D space with access to two loading docks and a high-tech feel, makes 30 North Avenue a rare find.

Northwest Park

A Location With An Attitude - Yours

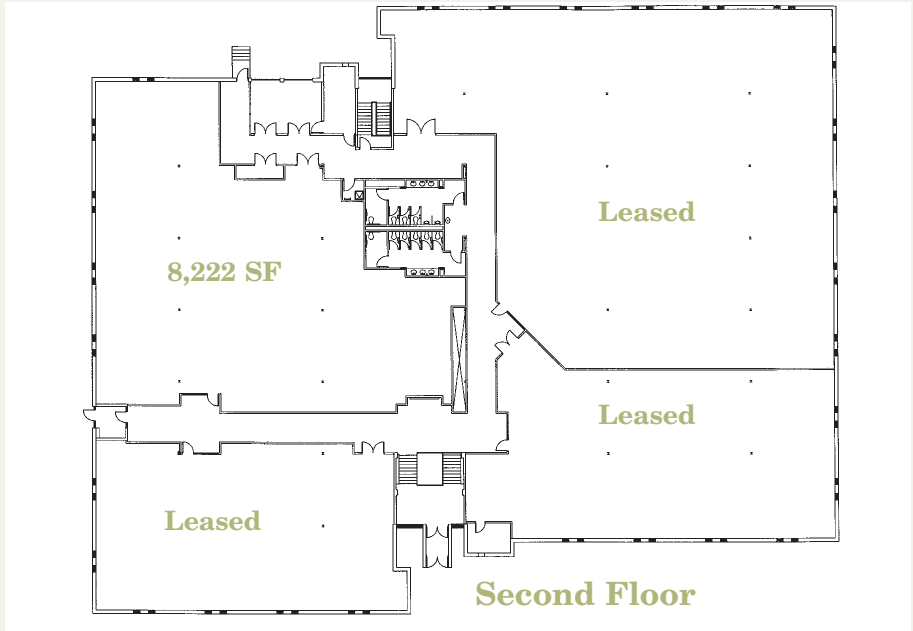
There's a confidence you'll feel at Northwest Park in Burlington that you won't feel elsewhere. The management team will work hand-in-hand to create the perfect space you've been looking for.

- **Location** - Across the Middlesex Turnpike from the Burlington Mall, with easy access to 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.





2 tailboard height loading docks on available floor.

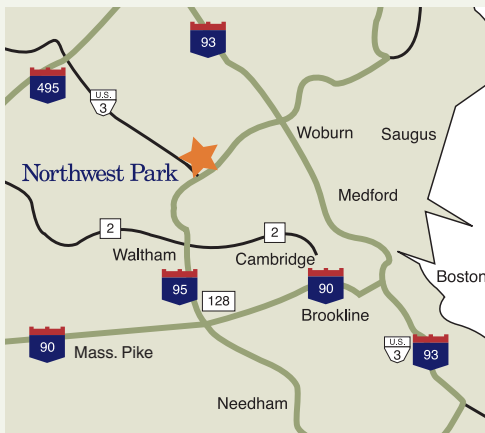


Specifications

- Building Size:** 60,000 SF
- Construction:** Pre cast concrete exterior, steel construction
- Utilities:** Town of Burlington water and sewer, KeySpan Gas, NStar Electric
- Land Area:** 5.41 Acres
- Parking Ratio:** 4 per 1,000 SF
- HVAC:** Combination rooftop units
- Shipping/Receiving:** 2 common area loading docks



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