



**52 Second Avenue
Burlington, MA
10,322 SF First Class
Office Space
for Lease**

*The Property's Prominent
Location Offers Corporate Identity
Opportunities in the Heart of
Burlington's Commercial District.*



This first-class office is available at Northwest Park. The new space features a uniquely striking entrance, high ceilings, and an efficient, flexible floor plan. The building can be divided for multiple tenants.

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.





Jogging Trails



Specifications

Building size: 27,250 square feet, subdivisible.

Space Available: 10,322 square feet

Construction: Masonry exterior with reflective thermopane windows and dramatic glass entrance

Parking: 87 Spaces

Utilities: Town of Burlington water and sewer, KeySpan Gas, NStar Electric

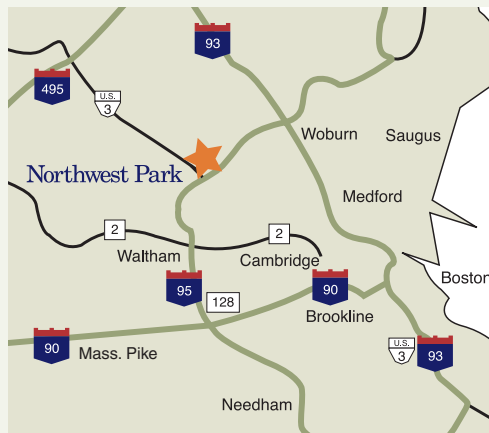
Bathrooms: Pair of bathrooms with showers

HVAC: VAV with electric cooling and gas-fired early warm up heating

Amenities: Burlington Mall, day care, restaurants, hotels, and a convenient location, bounded by three major roadways - Route 128, Rt. 3 and the Middlesex Turnpike

Northwest Park
In the company of confidence.

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