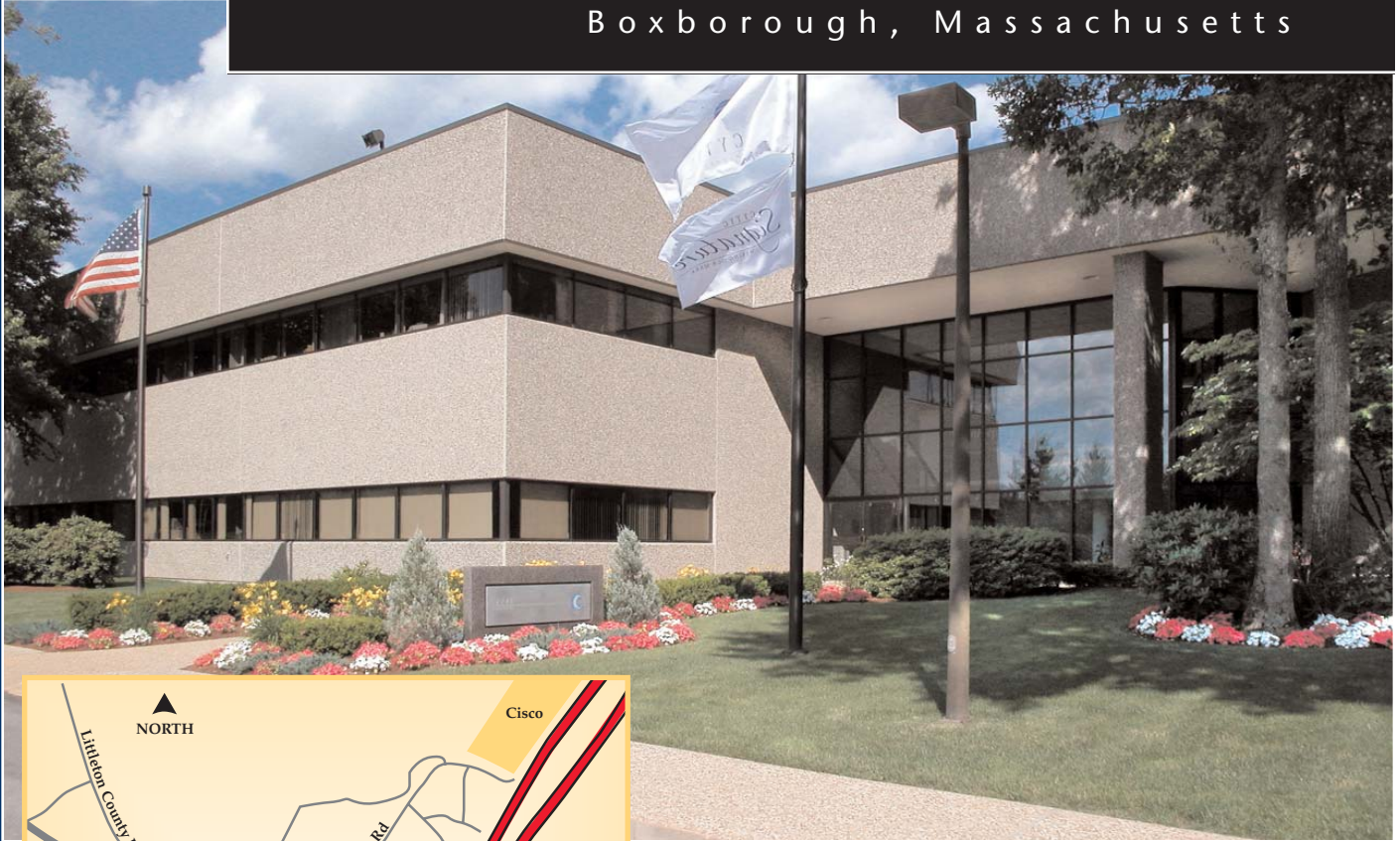


OFFICE/R&D BUILDING FOR LEASE 70,000 SF AVAILABLE

85 SWANSON ROAD

Boxborough, Massachusetts



For more information, please contact:

David J. Pergola
617-330-8037
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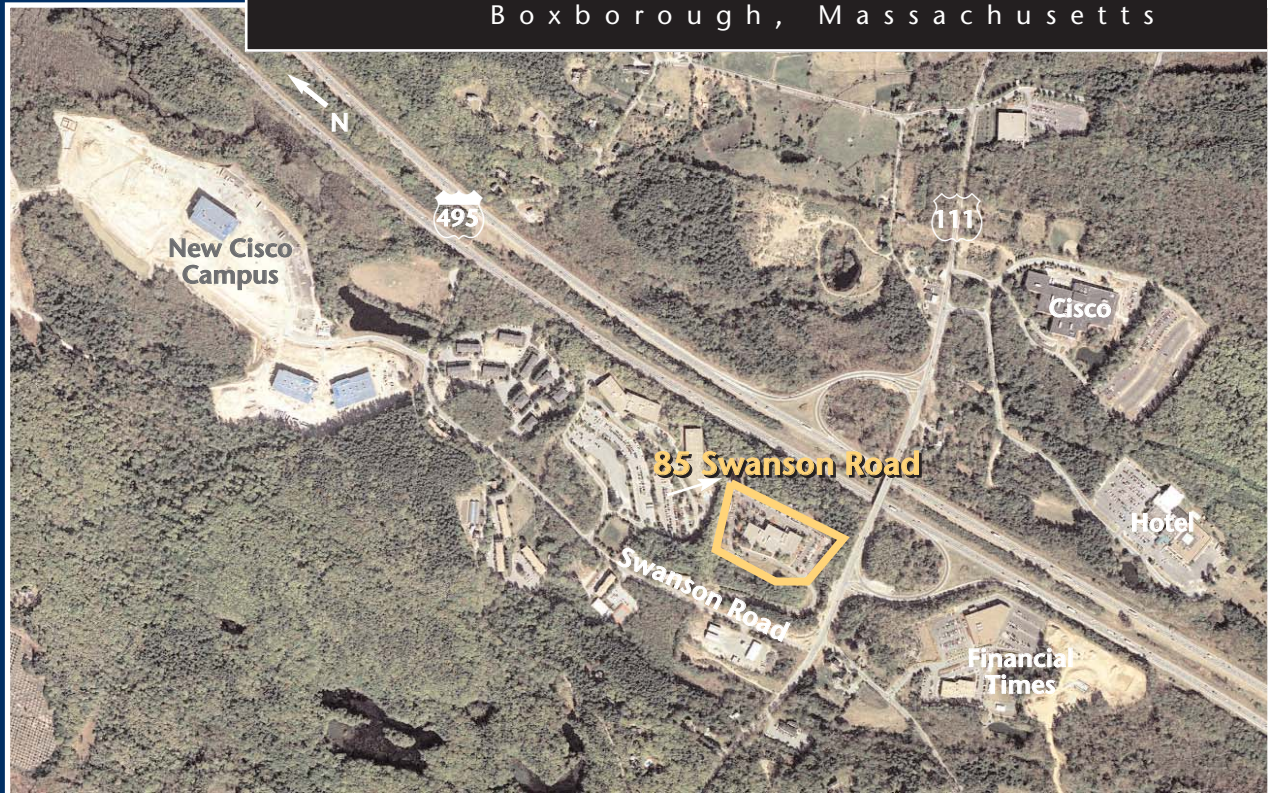
Meredith & Grew
ONCOR

160 Federal Street
Boston, MA 02110
www.m-g.com

85 Swanson Road is a two story, first class, 96,933 square foot office/R&D building located at the Route 495 and Route 111 interchange in Boxborough, Massachusetts. Situated on 22 acres, the building has extensive base building electrical and HVAC capacity. There are two set-back entrances on the west side of the building and rear loading docks on the east side of the building. Each half of the building has a separate atrium lobby entrance with open staircases, reception areas and 4,000 pound capacity elevators. Corporate neighbors include: Cisco Systems, Financial Times Corporation and Syncor/Cardinal Health.

85 SWANSON ROAD

Boxborough, Massachusetts



SPECIFICATIONS

Building Size:	96,933 Square Feet
Available Space:	70,000 Square Feet
Number of Stories:	2
Year Built:	1986
Roof:	Firestone Roofing System, with 20 year warranty (December 2001).
Parking:	340 parking spaces
Loading:	5 loading docks
Elevator(s):	2 freight/passenger
Sanitary Line:	Septic
Natural Gas:	Gas service provided by N-Star.
Electrical:	The electrical system includes a main distribution switchboard rated 2500 amps, 3 phase, 480 volts. The building is also serviced with a emergency generator for back up electrical supply to life safety functions and computer room.
Fire Protection:	The building is fully sprinklered.
HVAC:	Existing Heating, Ventilation and Air-conditioning System consists of five Trane gas fired roof top units, totaling 255 tons of cooling. The distribution features VAV boxes controlled by a Honeywell EXCEL energy management system. In addition, the system has several upgrades which can be detailed under separate cover.

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