



A  
NEW  
VIEW

RIVERVIEW  
BUSINESS PARK



RIVERVIEW BUSINESS PARK IS A WORLD-CLASS, 130-ACRE, MULTI-TENANT CAMPUS LOCATED JUST A HALF HOUR NORTH OF BOSTON IN BILLERICA, MA. OFFERING FLEXIBLE SPACE AND STATE-OF-THE-ART AMENITIES, THE PROPERTY IS A PREMIER DESTINATION FOR CORPORATE OFFICE, R&D, AND MANUFACTURING USERS.





## Multi-million-dollar transformation

- Contemporary front entrance lobby featuring an exposed steel roof.
- Floor to ceiling glass and river rock details and seating area.
- Dynamic, ultra modern facade with a cantilevered backlit glass curtain wall, canopy, and frosted glass.
- Lush landscape improvements with an outdoor courtyard.
- New parking lot adjacent to the front entrance.
- Future plans include a fitness center, cafeteria, and interior courtyard.

## 495 Woburn Street

### Building specifications

<b>Total space</b>	563,322 s.f.
<b>Land area</b>	20 acres adjacent to the Concord River Expansion: the site includes a 20-acre parcel for contiguous or stand alone expansion that can accommodate 220,000-square-foot of space
<b>Uses</b>	R&D office, high-tech, manufacturing, light assembly and warehouse / distribution
<b>Zoning</b>	Industrial
<b>Year completed</b>	1970-1975
<b>Years renovated</b>	2012-2013
<b>Structure</b>	Steel frame with brick, metal and glass panel exterior
<b>Floor plates</b>	Upper level: 400,000 s.f., subdividable to 100,000 s.f. lower level: 120,000 s.f., subdividable to 25,000 s.f.
<b>Floor</b>	6" - 8" poured concrete slab
<b>Roof</b>	EPDM over rigid insulation and metal docking
<b>Clear height</b>	17'
<b>Column spacing</b>	40' x 40'
<b>Loading</b>	11 loading docks; six (6) drive-in docks; space to add docks depending on a tenant's need
<b>Parking</b>	1,814 surface spaces (3.23/1,000 s.f.); expandable
<b>Utilities</b>	
<b>Gas</b>	Keyspan
<b>Electric</b>	National grid
<b>Water</b>	Town of Tewksbury
<b>Sewer</b>	City of Lowell
<b>Power</b>	27,800 amps - 25,800 amps at 480/277 volts; 2000 amps at 208 volts
<b>HVAC</b>	Closed loop system with air handlers, boilers, and condenser in 50% of the building. Remainder to be built based on tenant needs
<b>Life safety</b>	New FCI fire alarm panel; wet sprinkler system
<b>Tel/data</b>	Verizon. Additional conduit installed from the street to the building to accommodate multiple providers

## 515 Woburn Street

### Building specifications

<b>Total space</b>	126,000 s.f.
<b>Space available</b>	20,000 s.f.
<b>Built</b>	2001
<b>Lot size</b>	10.2 acres
<b>Construction</b>	EIFS finish over concrete block & steel studs
<b>Clear height</b>	9' - 24'
<b>Column spacing</b>	40' x 50', 25' x 20'
<b>Parking ratio</b>	3.5 /1,000 s.f.
<b>A/C</b>	Yes
<b>Heat</b>	Roof mounted HVAC
<b>Power</b>	2,000 amps, 220/480 volt, 3-phase
<b>Utilities</b>	
<b>Gas</b>	Keyspan
<b>Electric</b>	National grid
<b>Water</b>	Town of Tewksbury
<b>Sewer</b>	City of Lowell
<b>Fire safety</b>	Wet sprinkler system supported by an electric fire pump
<b>Location</b>	30 minutes north of Boston within 1/4 mile of exit 37 off I-495 moments from MBTA commuter train stations in Billerica and Lowell, with direct access to Boston's North Station



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### For more information please contact:

CHRISTOPHER LAWRENCE +1 617 316 6529 CHRISTOPHER.LAWRENCE@AM.JLL.COM

BRIAN TISBERT +1 617 531 4115 BRIAN.TISBERT@AM.JLL.COM

MATT DANIELS +1 617 531 4220 MATT.DANIELS@AM.JLL.COM



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