

COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT

# AP Services

EXCEPTIONAL PROPERTIES. EXCEPTIONAL CLIENTS. EXCEPTIONAL CARE.

# Trusted Commercial Real Estate Partner

## About AP Services

AP Services is recognized as the premier commercial real estate and property management company serving North Central Massachusetts and beyond. We are proud of the long-term relationships we have built with our clients over the past 20 years.

AP Services is the only commercial real estate company in the area with three distinct divisions in-house: Brokerage, Construction, and Property Management.

Our complementary divisions allow us to provide a single-source solution for investors, business owners and our tenants which significantly improves performance and reduces costs for the properties we build, manage and maintain.





## ABOUT 305 Foster Street, Littleton

AP Services is pleased to offer space for lease at 305 Foster Street in Littleton, Massachusetts.

AP Services acquired the property in early 2017 and has since invested over \$1M in capital and aesthetic improvements to modernize, improve safety and overall day-to-day functionality for the tenants.

The building accommodates a variety of companies including: high-tech, medical device offices, software technology, healthcare, and more.

The building totals 80,064 SF and is located in the heart of one of Boston's premier high-tech sub-markets - home to some of the fastest growing companies in the region.

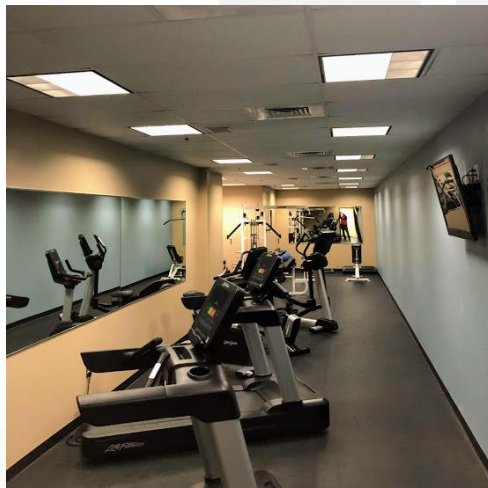
### Overview

Lot Size:	10.32 Acres
Building Size:	80,064 SF
Building Class:	A
Year Built:	1984
Year Renovated:	2018
Zoning:	Industrial (I-A)
Market:	Concord/Maynard
Sub-Market:	Route 495/Rte. 2 West
Lease Rate:	\$12 - \$16 PSF

**Littleton, MA**  
**305 Foster Street**

## Property Highlights

- **Flexibility:** The flexible layouts and sizes available allow for multiple tenants and uses, as well as the potential to accommodate growth within the building.
- **Location:** Signature location for start-up to established companies looking to be in the 495 high tech area with superior access to public transportation.
- **On-Site Amenities:** Fitness room, showers and lockers, meeting areas, loading docks.
- **Diverse Tenants:** High-tech, medical devices, software development and more.
- **Below Market Rents:** With current average rents of \$12psf





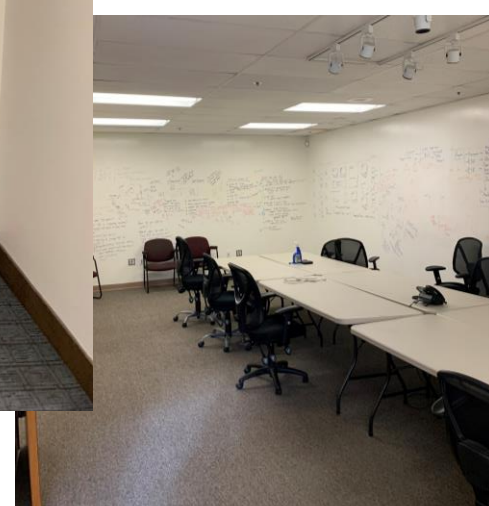
**Littleton, MA**  
**305 Foster Street, S200**

## Current Space Available

**2<sup>nd</sup> Floor Suite • 9,290 LSF • \$14.00 / LSF**

Exceptional features distinguish this extremely flexible office space:

- Corner suite with a lot of natural light
- Multiple conference rooms
- Seven (7) closed offices
- Space in Excellent "Move-In" Condition
- 26-28 Tall high-end wired cubicles
- Dedicated IT room with HVAC
- Large kitchen with sink
- Fully furnished offices and cubicles
- One (1) executive office with kitchenette
- Drop ceilings for easy access
- Secure Access Control (Building)
- Reception area



**Littleton, MA**  
**305 Foster Street, S200**

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