



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, S205B

Current Space Available

2nd Floor Suite • Approx 5,100LSF • \$12.00 + Utilities/LSF

Exceptional features distinguish this extremely flexible office space:

- Corner suite with a lot of natural light
- Three (3) closed offices
- Drop ceilings for easy access
- Space in Excellent "Move-In" Condition
- Secure Access Control (Building)



Littleton, MA
305 Foster Street, S205B

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