

# 3 Federal Street

## Billerica, MA

# For Lease

## Office Space 23,414 sf



*Perfectly located to access MA/NH Talent!*

### Property Highlights:

- ◆ 7 Minutes from I-495 and I-95
- ◆ Park Café
- ◆ Lockers and Showers
- ◆ Bike / Jogging Path
- ◆ Cyber Lounge
- ◆ Corporate Neighbors: Parexel, Lockheed Martin, General Electric, Raytheon

Located Directly off Route 3 at Exit 27, this property is part of a master planned office and technology park. This top floor space was recently renovated for Genband with many high end finishes and amenities, including a new café (as seen above) . One of three buildings (260,000 RSF) professionally owned/managed by Atlantic Management, 3 Federal Street offers corporate users wonderful flexibility, value, and access.

Disclaimer: The Evaluation Material contains information provided by the Owner and obtained by the Broker. While the information is believed to be accurate, Receiving Party should independently evaluate its completeness and accuracy before making an offer. This Evaluation Material is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Disclosing Party.



Call for an appointment  
Tyler Spring: 617.834.8602  
Tom Caldarone: 978.397.4227  
George Robb: 857.891.7254

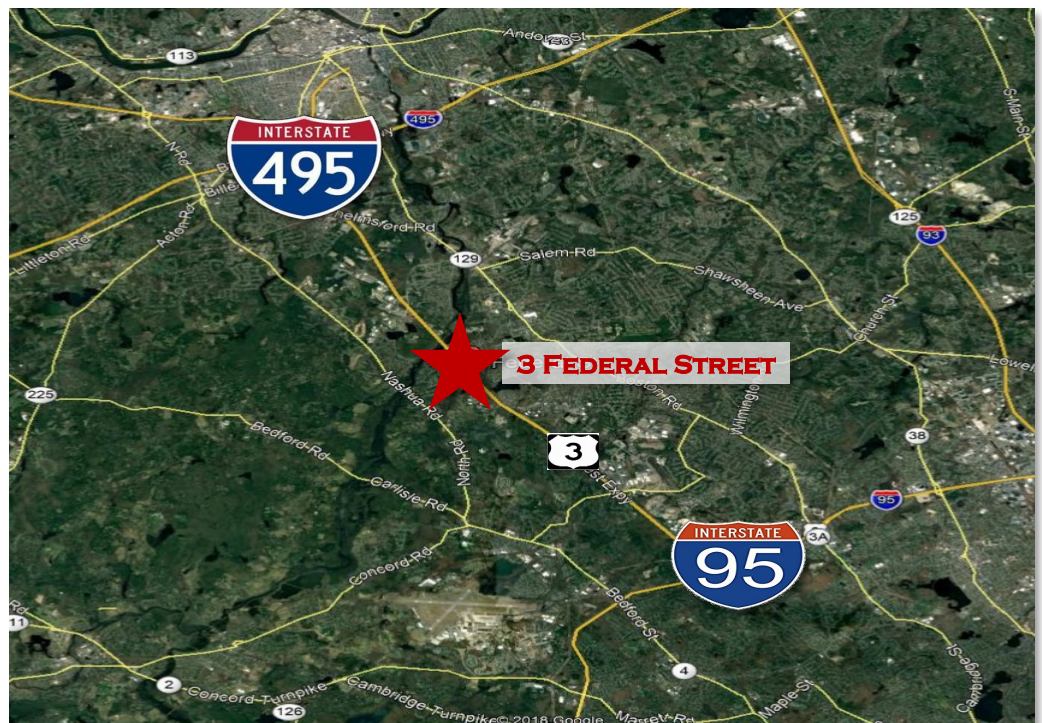
Omni Properties  
200 Baker Ave Suite 303 Concord MA  
[www.omniproperties.com](http://www.omniproperties.com)  
978.369.4884

# 3 Federal Street

## *Exceptional Location & Access!*



- ◆ Only 7 minutes from both I-495 & I-95!
- ◆ Easy access off of Route 3 (via Exit 27)
- ◆ Less than 10 minutes from the Burlington Mall & other great amenities



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