

FOR LEASE



# 1100

TECHNOLOGY PARK DRIVE

BILLERICA, MA

**±191,938 SF**  
PREMIER HEADQUARTERS-QUALITY  
OFFICE AND R&D OPPORTUNITY



**Jumbo**  
INVESTMENT | DEVELOPMENT | MANAGEMENT

**BOSTON ANDES**  
CAPITAL

**CBRE**

# State-of-the-art R&D Facility

CBRE is pleased to present **1100 Technology Park Drive**, a 242,756 square foot flex/R&D building, located in Billerica, Massachusetts for lease. 1100 Tech was gut renovated and expanded in 2004 encompassing a major overhaul of building systems and an 85,000 square foot expansion. A new Tenant will benefit from an institutionally maintained asset offering top-tier infrastructure including 14' clear heights, robust power, ample loading, and generous floor plates, complimented by a variety of on-site amenities including a generous parking ratio, cafeteria, and a fitness center with locker rooms and showers.



## Building Specifications

<b>Address</b>	1100 Technology Park Drive, Billerica, MA 01821	<b>Floor Loads</b>	A minimum of 125 lbs PSF live load throughout the entire premise.
<b>Land Area</b>	15.91 Acres (693,040 SF)	<b>HVAC Systems</b>	Heating is provided by electric heat pumps and cooled with an electric cooling system that utilizes two Evapco cooling towers (2016 installation) located outside the southern end of the building.
<b>Parking</b>	538 paved on-site spaces (2.20/1,000 SF) Roughly 50% covered with tenant owned solar canopy.	<b>Domestic Water</b>	Domestic water to this building is provided by a copper main equipped with a meter. There is a separate line with meter and back-flow prevention that supplies water to an irrigation system. Domestic hot water is provided by electric water heaters on the first floor.
<b>Property Type</b>	Light manufacturing; Research & Development	<b>Sanitary &amp; Storm</b>	The building is connected to the Town's sewer system. Storm water is collected by an on-site system that ultimately flows west toward Mill Brook post-treatment at on and off-site retention ponds.
<b>Square Footage</b>	242,756	<b>Fire/Life Safety</b>	The building is fully sprinklered throughout, running on town pressure. Additionally, there are Nitrogen and inergen fire suppression systems.
<b># of Floors</b>	3 (2 at grade)	<b>Elevators</b>	Two (2) hydraulic elevators.
<b>Year Constructed</b>	1984 with an addition in 1986 and 2004 (85,000 SF).	<b>Solar</b>	1345KW array offset to tenant operating expenses.
<b>Structure</b>	Poured concrete footings, slab on grade construction with steel frame.		
<b>Electrical Capacity</b>	Two separate services totaling 5000 Amps: (Landlord is in the process of increasing capacity to 10,000 Amps)		
<b>Roof</b>	Fully Adhered EPDM. Roughly 70% installed in 2004 & roughly 30% installed in 2005.		
<b>Façade</b>	Combination of brick and split-rib concrete block exterior.		
<b>Loading</b>	Nine (9) total. Eight (8) loading docks, one (1) of which at grade with mechanical lift.		

**UP TO 600 LINEAR FEET  
OF CONTINUOUS RUN POTENTIAL**



## Stacking Plan



 LEVEL 1

 LEVEL 2

 LEVEL 3

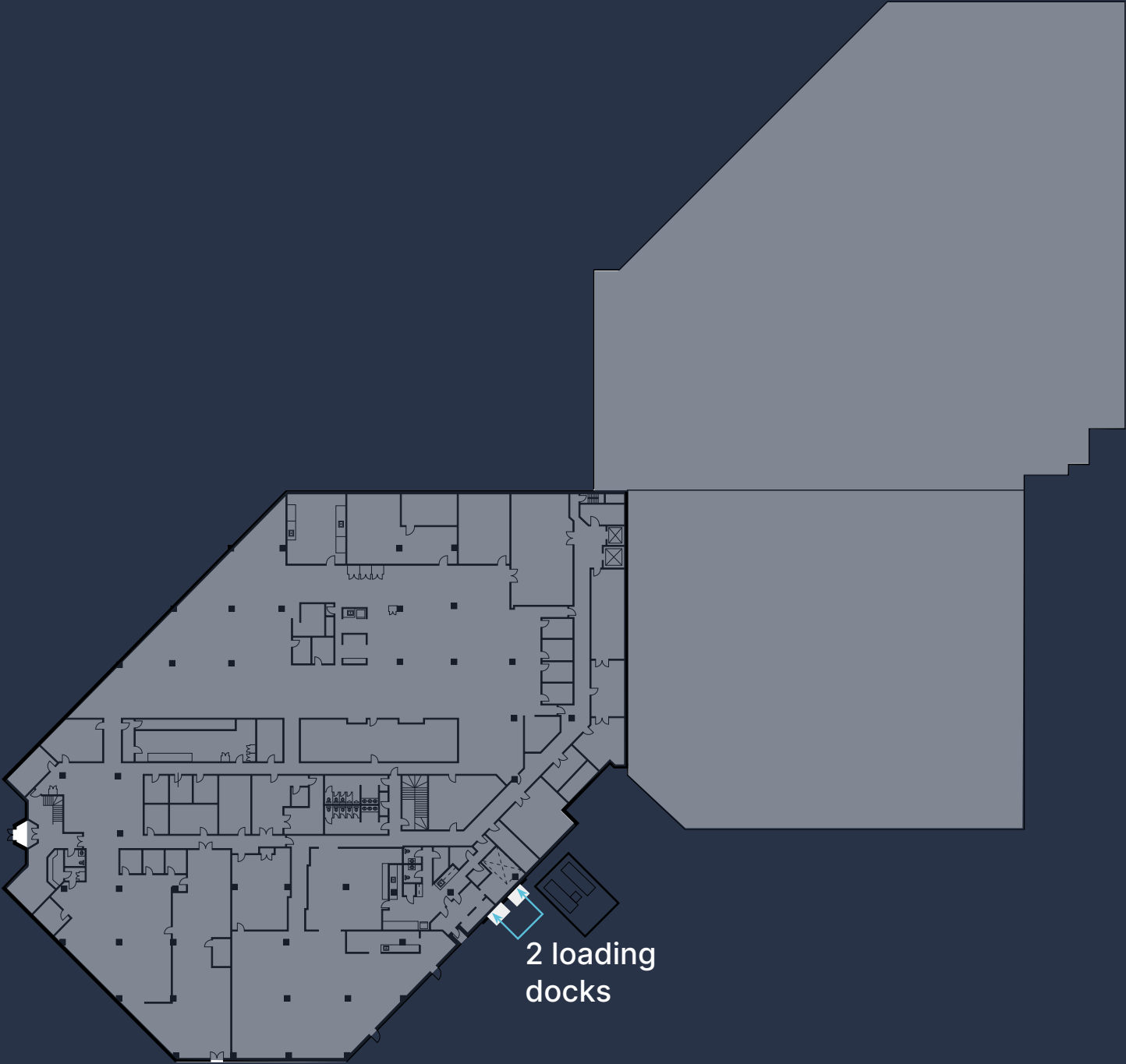


**1100**  
TECHNOLOGY PARK DRIVE  
BILLERICA, MA

# Floor Plans

## First Floor

50,817 SF – Leased



# Floor Plans

■ At grade

## Second Floor

122,298 SF

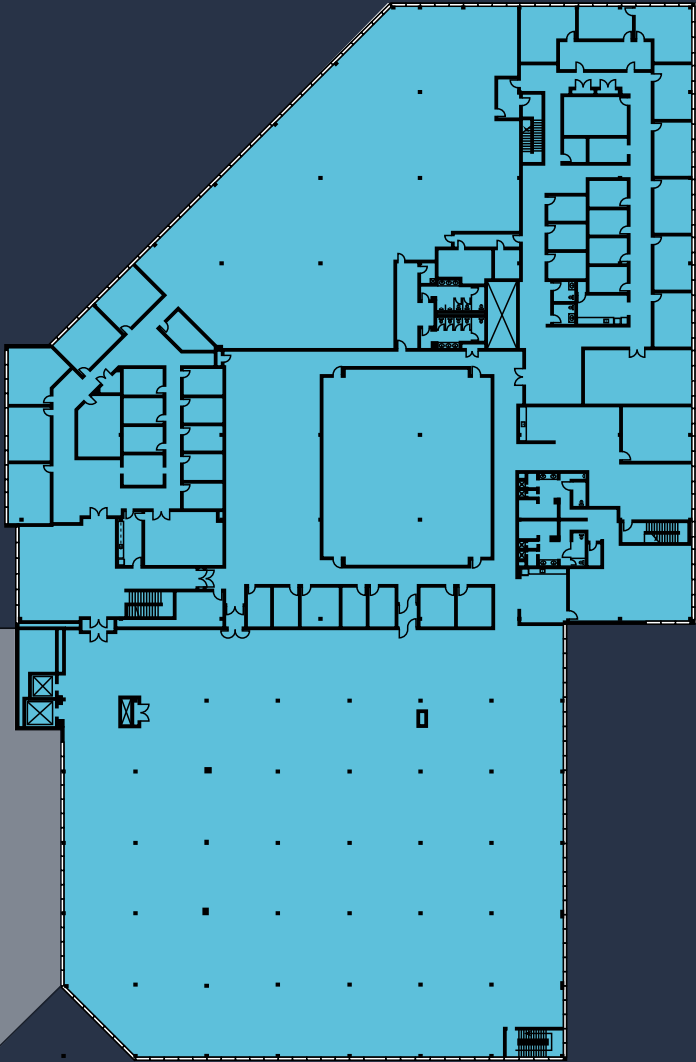
[Click to View 2<sup>nd</sup> Floor Plan](#)  
With Reference to In-Place Clean Rooms



# Floor Plans

## Third Floor

69,640 SF



# Next-Generation Amenities



# Existing 2nd Floor Manufacturing Conditions



# Unmatched Location & Accessibility

1100 Technology Park Drive is situated within a highly accessible park setting, directly off Route 3 at Exit 76 (previously Exit 27), and equidistant between Interstate 95/Route 128 and Interstate 495, with access to an abundance of amenities along Middlesex Turnpike and in nearby Burlington.

# Master-Planned Campus Setting

1100 Technology Park Drive is located within Technology Park, a ten-building campus totaling nearly 1.6 million square feet of premium headquarters-quality and R&D space. The park is home to major household names including E-ink and Medtronic. The campus also offers a 210-room Courtyard hotel with a full-service restaurant, fitness center, pool and premium childcare facility.

**3RD AVE**

**BURLINGTON MALL**

**WAYSIDE COMMONS**



## WITHIN A 15 MILE RADIUS:



**353,031 (28.8%)**

Bachelor's Degree



**357,785 (29.2%)**

Graduate/Doctorate/  
Professional Degree



**\$117,498**

Median Household  
Income



## Prime Route 3 Tech Corridor Location

Located directly off Route 3 at Exit 76, the Property is situated within the Route 3 Corridor, a cluster that represents the greatest concentration of technology companies. The strength of the Billerica/Burlington/Bedford tech market is best exemplified by its long list of corporate, credit-quality tenants. Flex/R&D buildings in the area have become a magnet for the region's premier technology companies as those groups flock to easily accessible, amenity-rich locations such as 1100 Tech.

**iRobot**



**KEURIG**  
GREEN MOUNTAIN

**verizon**



**Raytheon**  
Technologies

**NUVERA**

**MITRE**



**Lantheus**



**NUANCE**

**NOKIA**

**SOPHOS**

**ORACLE**



**PERSIMMON**  
TECHNOLOGIES



**COVIDIEN**

*positive results for life*

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