

600 technology park drive billerica ma 01821

600 Technology Park Drive, Billerica, MA 01821: A Comprehensive Overview

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Introduction:

600 Technology Park Drive, Billerica, MA 01821, represents a significant piece of commercial real estate within the thriving technology corridor of Greater Boston. This address encompasses a substantial office complex strategically located to benefit from excellent access to major transportation arteries and a skilled workforce. This detailed overview will explore the property's characteristics, its significance within the broader Billerica and Boston markets, its current occupancy, and future potential. We will analyze the location, building features, tenant profile, market trends impacting 600 Technology Park Drive Billerica MA 01821, and its overall value proposition.

Location and Accessibility:

The strategic location of 600 Technology Park Drive Billerica MA 01821 is a key factor driving its appeal. Situated within the Technology Park at Billerica, it enjoys excellent proximity to major highways, including Route 3 and Interstate 495, providing easy access to Boston and other key locations in the region. This accessibility is crucial for businesses reliant on efficient logistics and employee commutes. The location also benefits from its proximity to Logan International Airport, further enhancing its appeal to national and international companies. Public transportation options, although limited compared to more urban areas, are still reasonably accessible, further contributing to the site's attractiveness.

Building Features and Specifications:

600 Technology Park Drive Billerica MA 01821 typically boasts modern office space with amenities designed to attract and retain high-value tenants. While specific features might vary depending on

the individual suites, common characteristics often include high ceilings, ample natural light, efficient HVAC systems, and modern technological infrastructure, including high-speed internet and robust communication systems. The overall design and construction quality usually reflects a commitment to providing a comfortable and productive work environment. On-site parking is a standard feature, vital for employees and visitors. The complex likely also features landscaped grounds and potentially amenities like a fitness center or cafeteria, enhancing employee satisfaction.

Tenant Profile and Industry Focus:

The tenant profile at 600 Technology Park Drive Billerica MA 01821 is a crucial factor in understanding its market position. Given its location within a technology park, it's likely that a significant portion of the tenants are involved in technology-related industries. This could encompass software development, biotechnology, engineering, or other related fields. Analyzing the specific tenants and their business activities provides valuable insights into the overall market dynamics and the demand for office space in this area. The size and type of tenants also help determine the property's overall value and rental rates.

Market Analysis and Trends:

The Billerica commercial real estate market, and particularly the sector represented by 600 Technology Park Drive Billerica MA 01821, is subject to various market forces and trends. These include fluctuations in demand, rental rates, vacancy rates, and overall economic conditions. Understanding these trends is essential for evaluating the long-term performance and investment potential of the property. Factors like the growth of the technology sector in the Greater Boston area, competition from other office parks, and changes in transportation infrastructure can all influence the value and desirability of this address. Analyzing historical data and projecting future trends are crucial for making informed decisions.

Future Potential and Investment Outlook:

The future potential of 600 Technology Park Drive Billerica MA 01821 is tied to several factors, including the continued growth of the technology sector in the region, improvements in transportation infrastructure, and the ongoing demand for modern office space. The property's strategic location and existing features position it favorably for sustained demand. However, competition from newer developments and potential economic downturns need to be considered. A thorough investment analysis should incorporate detailed financial projections, sensitivity analysis, and risk assessment to provide a comprehensive evaluation of the property's long-term prospects.

Conclusion:

600 Technology Park Drive Billerica MA 01821 represents a valuable piece of commercial real estate in a dynamic and growing market. Its strategic location, modern amenities, and potential for future growth make it an attractive investment opportunity. However, a complete understanding requires a thorough assessment of its current occupancy, market trends, and potential risks. Careful analysis of these factors is essential for making informed decisions regarding its value and investment potential.

FAQs:

1. What is the average rental rate per square foot at 600 Technology Park Drive, Billerica, MA

01821? Rental rates vary depending on factors such as floor plan, suite size, and lease terms. Market research is needed to determine the current average.

1. What are the major tenants currently occupying 600 Technology Park Drive? This information is often considered proprietary but may be partially accessible through public records or commercial real estate databases.
1. What is the vacancy rate at 600 Technology Park Drive? Vacancy rates fluctuate. Real-time data can be obtained from local commercial real estate brokers.
1. What are the parking options available at 600 Technology Park Drive? Ample on-site parking is typically provided, but details regarding visitor parking and ratios should be verified.
1. What public transportation options serve 600 Technology Park Drive? While not as extensive as in central Boston, bus services are likely available nearby. Specific routes and schedules can be confirmed.
1. What are the building's environmental certifications or sustainability initiatives? This would need to be confirmed by reviewing the property's specifications and any associated certifications.
1. Is there on-site security at 600 Technology Park Drive? Security features vary. Confirming details directly with the property management or leasing agent is recommended.
1. What are the lease terms and conditions typically offered at 600 Technology Park Drive? Lease terms can vary considerably and depend on several factors. Detailed information can be acquired through the leasing agent.
1. Are there any planned renovations or expansions at 600 Technology Park Drive in the near future? This information isn't readily available publicly and would require direct contact with

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