

43 NAGOG PARK, ACTON, MA 01720



OFFICE SPACES FOR LEASE

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 01453



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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PROPERTY DESCRIPTION

43 NAGOG PARK



Nagog Park in Acton, MA is a collection of multi-tenant office buildings set within a 120 acre master-planned corporate park.

The three office buildings (31, 35, & 43 Nagog Park) that comprise our portfolio offer a variety of options for companies of all sizes, with tenant spaces ranging from 2,274 s/f to over 62,000 s/f.

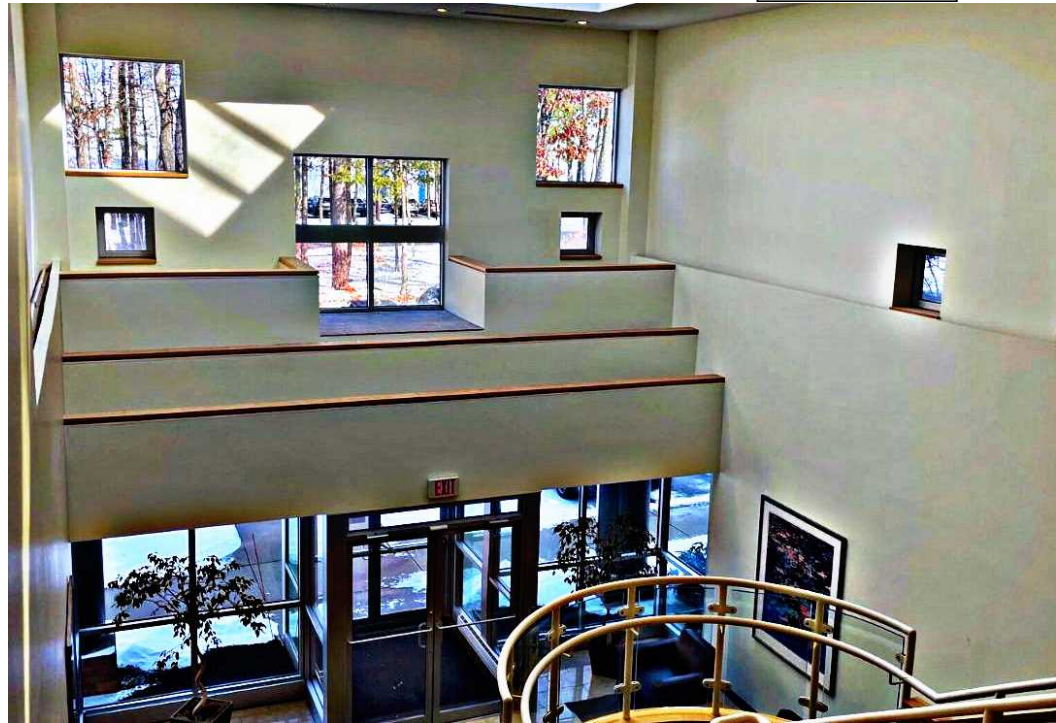
This Class A office building campus provides an exceptional location within Nagog Park, the premiere office and retail park within the immediate six town suburbs of the West Northwest Boston Metro. Within the I-495 & Route 3 Tech Corridor and nearby Interstate highways, I-95 and I-290. The contiguous plaza has three restaurants and retail shopping, Two residential developments, an Acton Town Forest and numerous walking and biking venues. The complex is serviced by two nearby train stations in Acton and Littleton MA.

Total building size: 59,324 s/f.

6 spaces available:
Suite 100: 5,949 s/f.
Suite 105: 7,197 s/f.
Suite 115: 1,917 s/f.
Suite 203: 3,471 s/f.
Suite 205: 9,852 s/f.
Suite 210: 8,856 s/f.

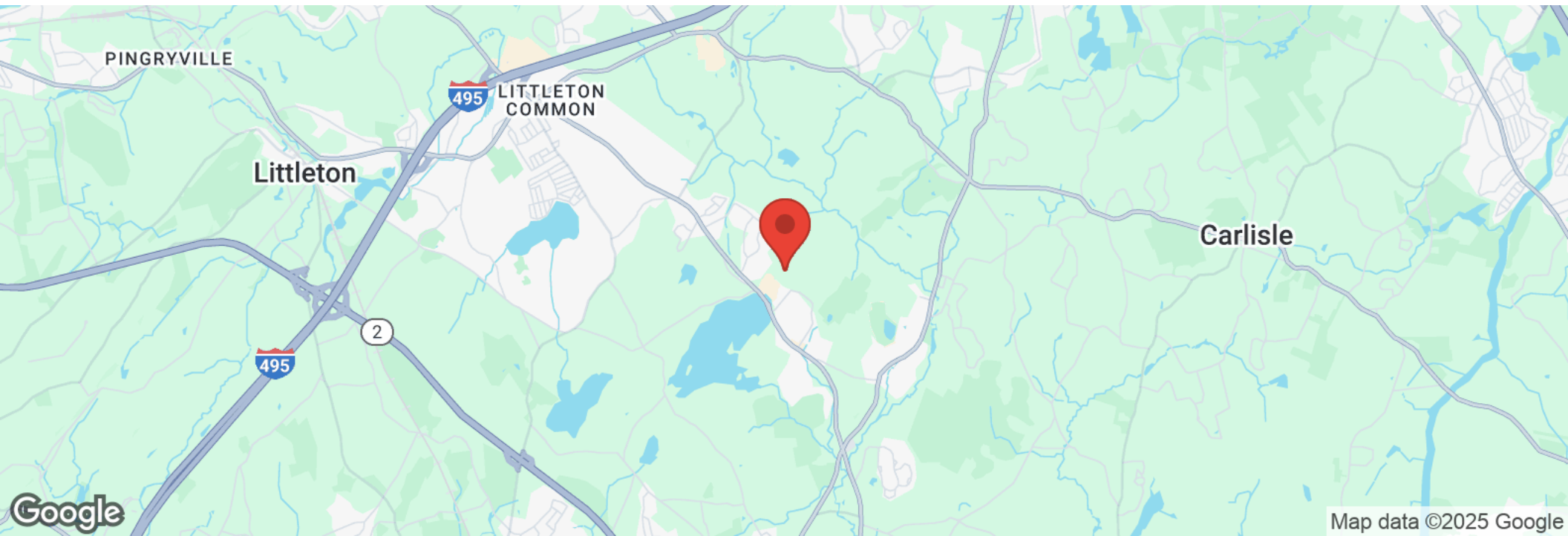
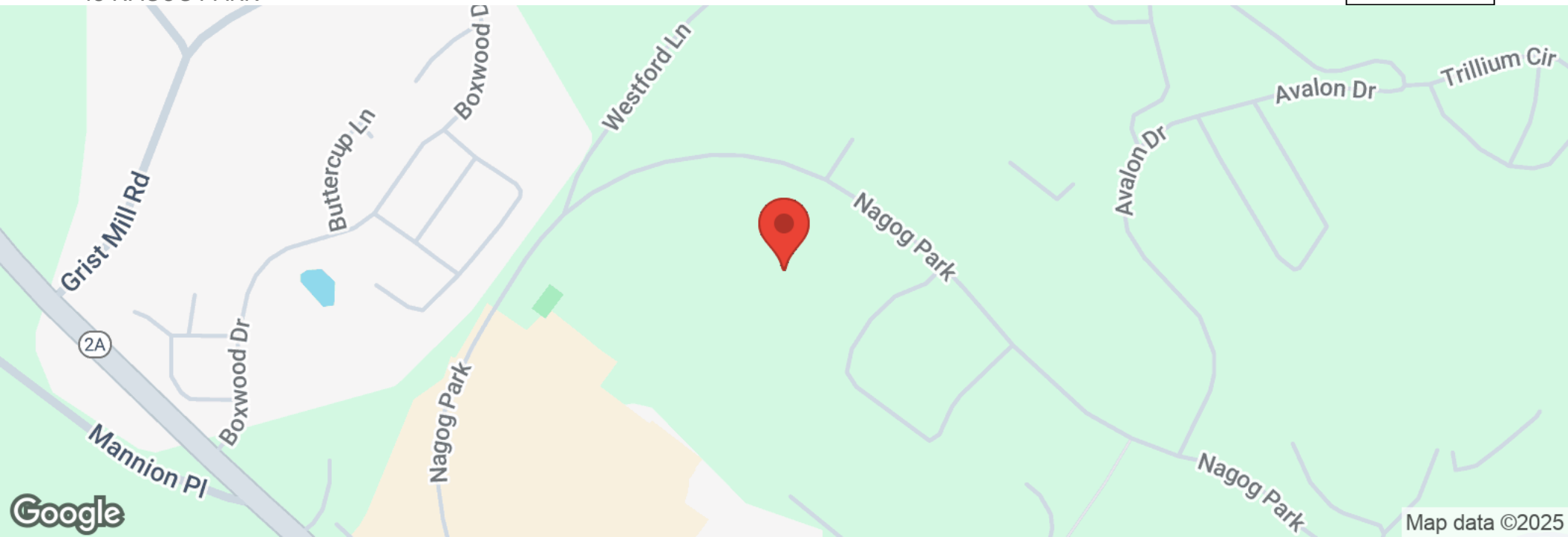
PROPERTY PHOTOS

43 NAGOG PARK



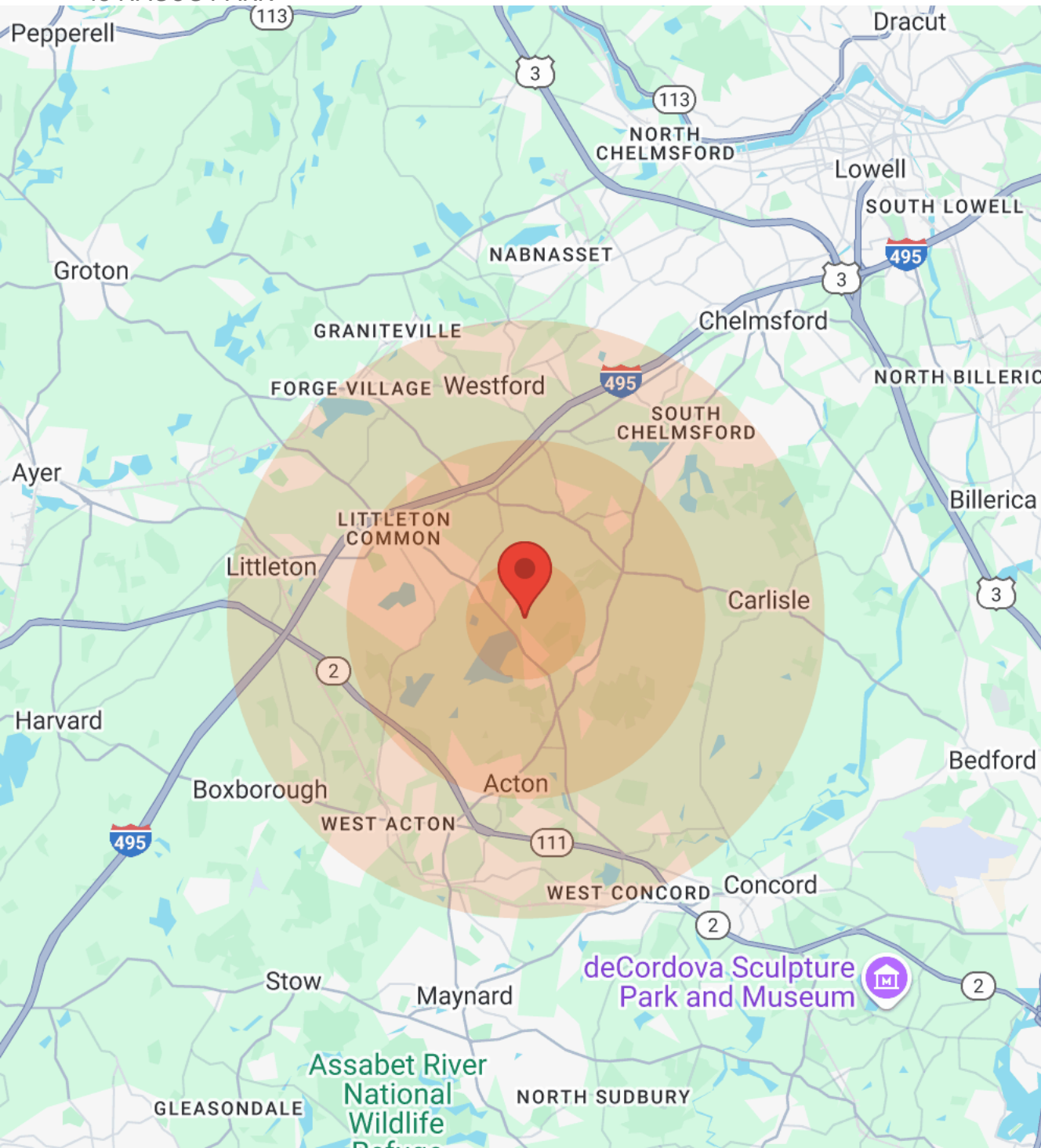
LOCATION MAPS

43 NAGOG PARK



DEMOGRAPHICS

43 NAGOG PARK



Population	1 Mile	3 Miles	5 Miles
Male	1,401	8,293	30,855
Female	1,303	8,615	30,745
Total Population	2,704	16,908	61,600

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	480	3,263	11,255
Ages 15-24	360	2,658	9,779
Ages 25-54	1,100	5,960	21,274
Ages 55-64	440	2,494	9,196
Ages 65+	324	2,533	10,096

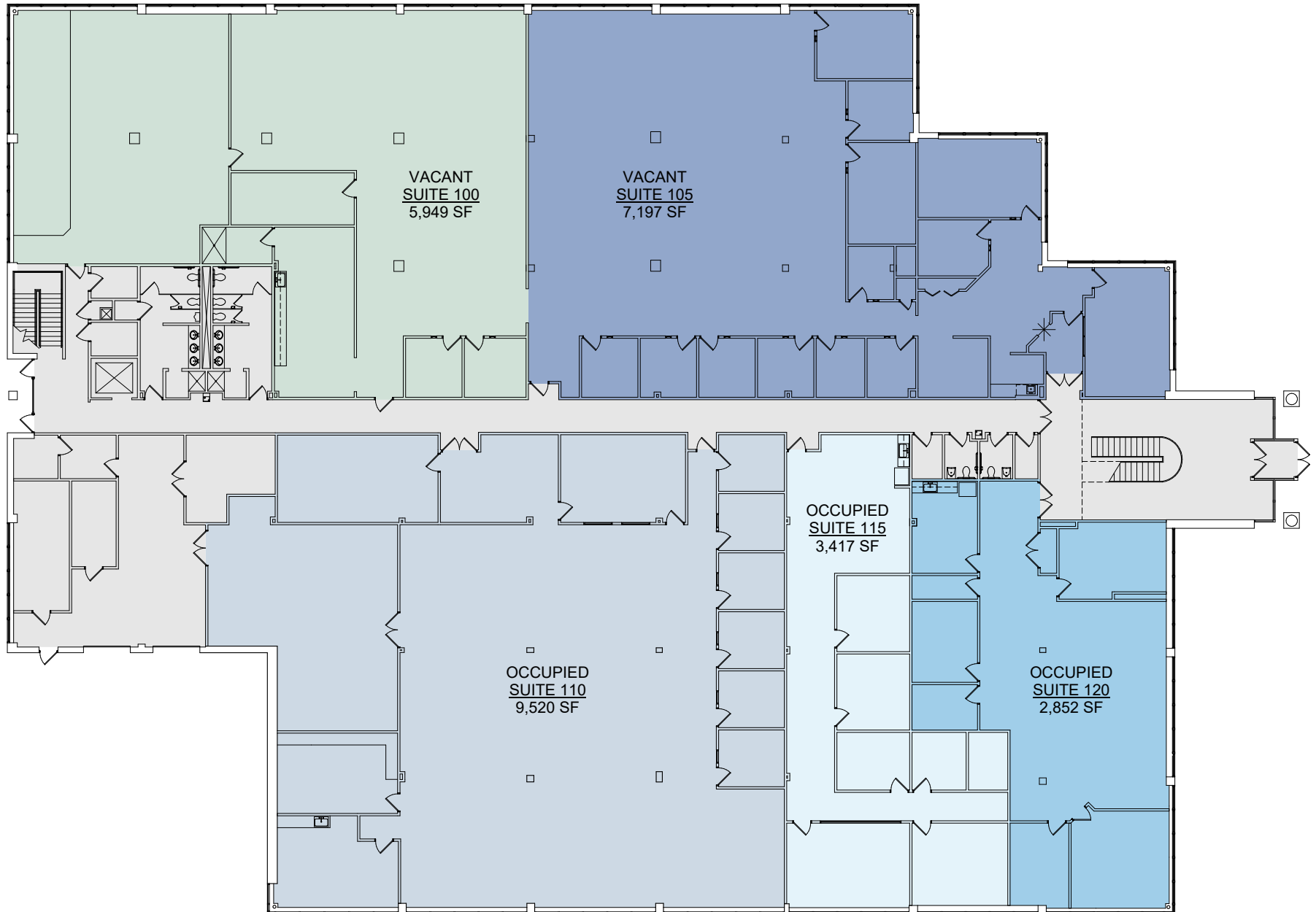
Race	1 Mile	3 Miles	5 Miles
White	1,849	13,911	53,215
Black	56	66	692
Am In/AK Nat	N/A	N/A	1
Hawaiian	N/A	N/A	N/A
Hispanic	87	326	1,255
Multi-Racial	182	796	2,034

Income	1 Mile	3 Miles	5 Miles
Median	\$95,811	\$101,030	\$120,244
< \$15,000	86	463	1,033
\$15,000-\$24,999	60	321	940
\$25,000-\$34,999	41	268	783
\$35,000-\$49,999	117	528	1,637
\$50,000-\$74,999	208	765	2,601
\$75,000-\$99,999	244	791	2,386
\$100,000-\$149,999	275	1,412	4,971
\$150,000-\$199,999	100	872	3,183
> \$200,000	139	1,024	4,590

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,266	7,102	24,027
Occupied	1,191	6,766	23,028
Owner Occupied	609	4,944	18,854
Renter Occupied	582	1,822	4,174
Vacant	75	336	999

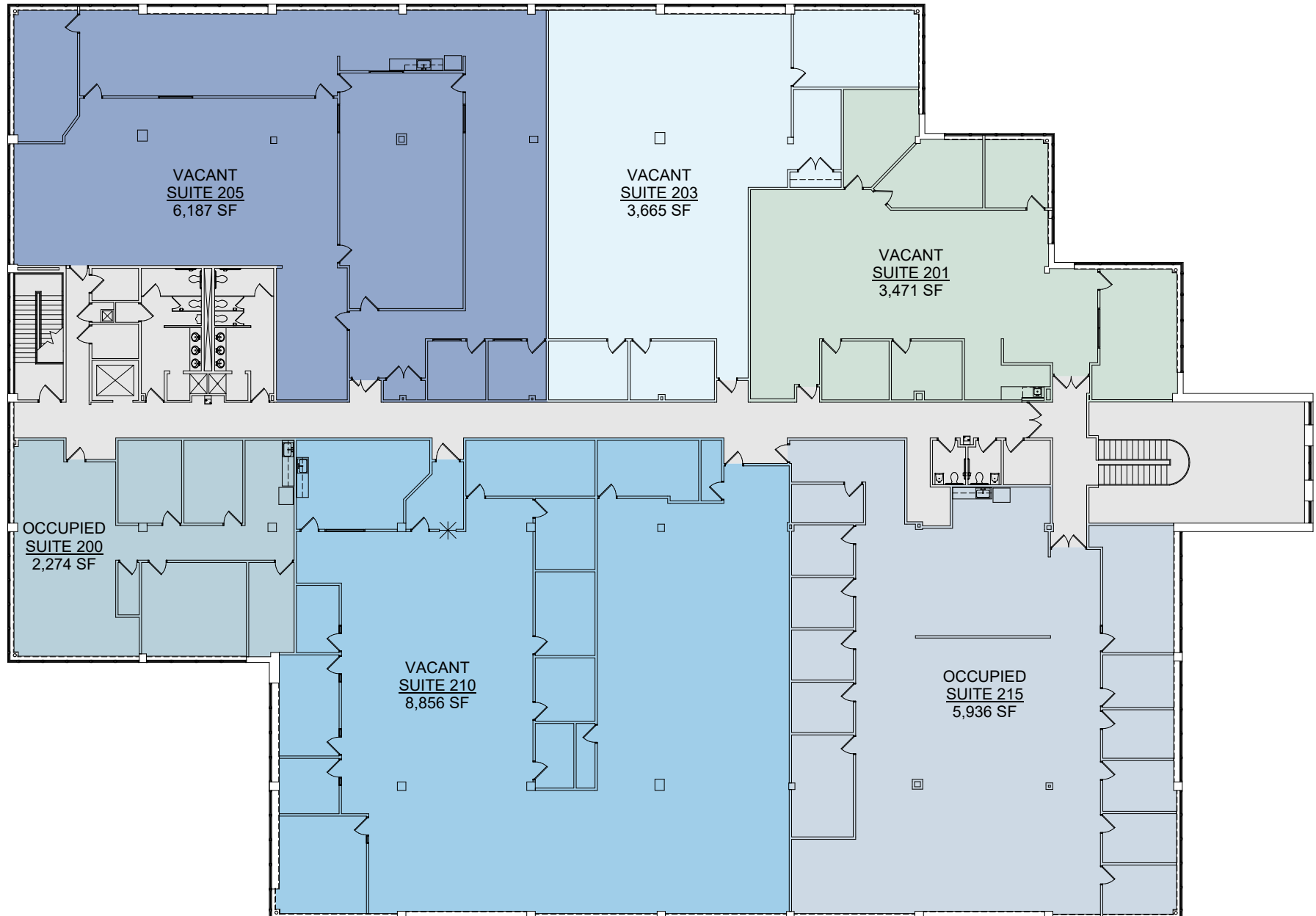
43 NAGOG PARK

FIRST FLOOR



43 NAGOG PARK

SECOND FLOOR





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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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Robert E. Jackson

COMMERCIAL REALTOR®

BACKGROUND

Robert Jackson is an accomplished Commercial REALTOR® and professional engineer by trade with over 20 years of professional experience, specializing in commercial real estate, real estate development and the advanced energy markets. His diverse background includes expertise in originating, entitling, financing, constructing and operating advanced energy assets for publicly traded companies. Since 2015, Robert has been Managing Partner for Futuron LLC, focusing on real estate investment and consulting for the advanced energy market.

PROFESSIONAL EXPERIENCE

Robert is a Commercial REALTOR® with Northeast Solutions at KW Commercial, offering commercial real estate services nationally within the office, industrial, energy and infrastructure markets. Robert has over 20 years of real estate development experience ranging from interstate pipelines and transmission infrastructure to power generation plants involving conventional and renewable technologies. Robert is numbers focused and an expert in identifying developable land and evaluating project and asset proformas to evaluate both technical and financial viability.

Robert is an expert in the office, industrial and energy markets and maintains a superior concentration in these areas of commercial real estate. He is the lead listing agent for a three-building office complex located in Acton, Massachusetts. He is also leading energy and infrastructure support for KW Government Services which assists public and semi- public entities evaluate their real estate portfolios and provide solutions in energy and infrastructure.

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rjackson@kwcommercial.com

[Website](#)

[LinkedIn](#)

[YouTube](#)

SKILLS SUMMARY

- Commercial Real Estate
- Advanced Energy/Infrastructure
- Program Management
- Real Estate Development
- Strategic/Financial Planning

STATES LICENSED

Massachusetts - 9587133

EDUCATION

MA, Boston University
Energy and Environmental Analysis
BS, Colorado State University,
Environmental Engineering

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RAJ SIDHU

COMMERCIAL REALTOR

PERSONAL PROFILE

As a previous small business owner and active investor, Raj's attention to fine details and ability to understand changing business environments makes him a great resource for any client.

Raj also works with the Government Services at KW Commercial team to help government clients with their real estate brokerage and consulting needs.

WORK EXPERIENCE

Raj Sidhu is a licensed Commercial Realtor in the state of Massachusetts. With his three Master's degrees in Economics, City and Regional Planning, and City Planning from Boston University, Raj understands and helps his clients review and navigate the market and community challenges they face with any property sale, acquisition or lease.

CONTACT INFO

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Data Management

Process Improvement

STATES LICENSED

Massachusetts

EDUCATION

M.S. Economics

M.S. City and Regional Planning

M.S. City Planning from Boston
University

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RANGA PARVATANENI

COMMERCIAL REALTOR



PERSONAL PROFILE

A highly creative, game-changing, award-winning, and hands-on entrepreneurial technology leader with two decades in high-tech and consulting in key areas of data, storage, analytics, Bus. Intelligence, & cloud.

With years of experience in the real estate industry, we are dedicated to helping you navigate the complexities of buying, selling, or investing in properties. Our team of expert realtors is committed to providing personalized and professional services tailored to your unique needs.

WORK EXPERIENCE

As a manager and a leader, I have organized large teams and worked with them with a unifying approach to deliver on each mission by inspiring them, by providing hands-on guidance, and by developing their capacity to reach stretch goals.

Despite daunting challenges in pursuing breakthrough objectives, my teams have always come through in delivering on their stretch goals and going above-and-beyond.

Led global teams of cross-domain experts to establish new platforms, tools, and automation to enable agile business delivery of IT services (ITaaS, IaaS, DBaaS, DLaaS, Cloud) for IT Delivery for EMC.

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SKILLS SUMMARY

Business Intelligence
Project Management
Industrial Property Consulting
Multi-family Properties

STATES LICENSED

Massachusetts

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