

35 NAGOG PARK, ACTON, MA 01720



OFFICE SPACES FOR LEASE

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



Each Office Independently Owned and Operated

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PROPERTY DESCRIPTION

35 NAGOG PARK



"Welcome to IT Data Center in Nagog Park, an exceptional facility now available for lease. This state-of-the-art facility is ready to accommodate the unique needs of businesses/IT seeking a secure, scalable, and technologically advanced environment for IT operations."

Key Features:

Location:

"Strategically located in Acton, MA, Nagog Park IT Data Center provides easy access to major highways, airports, and business centers."

Size and Scalability:

"With 7,000 RSF of dedicated data center space, our facility is designed to accommodate businesses of all sizes. The scalable infrastructure ensures seamless expansion to meet your future growth." It can expand to another 8,000 RSF, and additional operational space 15,000 RSF if needed.

Power and Redundancy:

1.7 MW available power capacity (2000 amps at 480/270 volts, 3 phase 4 wire system, 600 volts) with an opportunity to scale

"Benefit from reliable power capacity and redundant power feeds."

Cooling Systems:

"Our advanced cooling systems, including Carrier, R-410A Cooling Technology, maintain optimal temperatures, ensuring peak performance and energy efficiency." Around 60 T capacity.

Security Measures:

"Security is our top priority. The data center features Badged Access Control, guaranteeing the protection for your critical infrastructure."

Connectivity:

"Enjoy unparalleled connectivity with access to major carriers and High-speed network infrastructure."

Unique Selling Points:

"The data center is equipped with Office space in the same building and can be expanded as needed, which sets it apart as a premier facility, ensuring a competitive edge for your business."

Customization and Design:

"Designed with flexibility in mind, Data Center allows tenants to customize the space to suit their specific IT infrastructure and operational requirements."

Lease Terms:

"Flexible lease terms are available to accommodate your business's unique needs. Contact us to discuss rental rates, lease duration, and any incentives for long-term commitments."

Additional Office spaces:

This Class A three-office building campus provides an exceptional location within Nagog Park, the premier 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 four 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.

Nagog Park, is a collection of multi-tenant office buildings set within a 120 acre master-planned corporate park. This three story office building comprises around 7,000 SFT Data Center, expandable up to 30,000 SFT, and an additional office space of 41,000 SFT in the same building.

The portfolio of the building also offers a variety of options for companies of all sizes, with tenant spaces ranging from 1,200 s/f to over 45,000 s/f.

Bldg. 35 with around 7,000 RSF of IT Data Center which can be expandable up to 30,000 RSF.

Bldg. 35 3rd Fl S-305 11,528 RSF

3rd Fl S-310 4,535 RSF

1-3rd Fl 62,400 RSF Available

Two loading docks

BOSTON METRO DATA CTR LIST

35 NAGOG PARK



Below is a consolidated list of 36 data center facilities located in Massachusetts, based on aggregated market data:

Equinix BO2 Billerica Data Center – 41 Alexander Street, Billerica, MA

Centersquare Boston (BO1-Watertown) Data Center – 486 Arsenal Way, Watertown, MA

Centersquare BOS1 Waltham Data Center Campus – 580 Winter Street, Waltham, MA

Digital Realty Boston BOS14 Data Center – 128 1st Avenue, Needham, MA

EdgeConnex BOS01 Boston Data Center – 22 Linnell Circle, Billerica, MA 01821

TierPoint Boston – Andover Data Center – 15 Shattuck Road, Andover, MA

TierPoint Boston – Marlborough Data Center – 34 St Martin Drive, Marlborough, MA

365 Data Centers MA1 Marlboro Data Center – 250 Locke Drive, Marlborough, MA

Evocative Boston Data Center (BOS1) – 50 Inner Belt Road, Somerville, MA

INAP Boston 2 Data Center – 50 Inner Belt Road, Somerville, MA

CoreSite BO1 Boston Data Center – 70 Inner Belt Road, Somerville, MA

Digital Realty Boston BOS16 Data Center – 105 Cabot Street, Needham, MA

Digital Realty Boston BOS13 Data Center – 55 Middlesex Turnpike, Bedford, MA

FirstLight Boston Data Center – 70 Inner Belt Road, Somerville, MA

Iron Mountain Data Centers BOS-1 – Boston Data Center – 171 Bear Foot Road, Northborough, MA

DataBank BOS1 – Boston Data Center – 1 Summer Street, Boston, MA

Colocation America Boston DC1 Data Center – 34 Saint Martin Drive, Marlborough, MA

Cogent Communications Boston Data Center – 59 Inner Belt Road, Somerville, MA

Prov.net/IronTrust Networks Boston North – 187 Billerica Road, Chelmsford, MA

Lumen Cambridge 1 Data Center – 300 Bent Street, Cambridge, MA

Enzu BOS1 Needham Data Center – 128 1st Avenue, Needham, MA

EvoSwitch BOS-1 Boston Data Center – 171 Bearfoot Road, Northborough, MA

FirstLight Rockland Data Center – 1050 Hingham Street, Rockland, MA 02370

Enzu BOS2 Somerville Data Center – 70 Inner Belt Road, Somerville, MA

Centrilogic Boston, MA – 31 Hayward Street, Franklin, MA 02038

Synoptek Boston Data Center – 313 Boston Post Road W, Suite 130, Marlborough, MA 01752

365 Data Centers MA1 Boston Data Center – Summer Street, Boston, MA

365 Data Centers MA2 Marlboro Data Center – 250 Locke Drive, Marlborough, MA

NaviSite Andover Data Center – 400 Minuteman Road, Andover, MA

Markley Group Boston Data Center – 1 Summer Street, Boston, MA

CenterServ Boston Data Center – 60 State Street, Boston, MA

Krypt Data Center Boston (BOS1) – 50 Inner Belt Road, Somerville, MA 02143

Centersquare BOS1-A Waltham Data Center – 580 Winter Street, Waltham, MA 02451

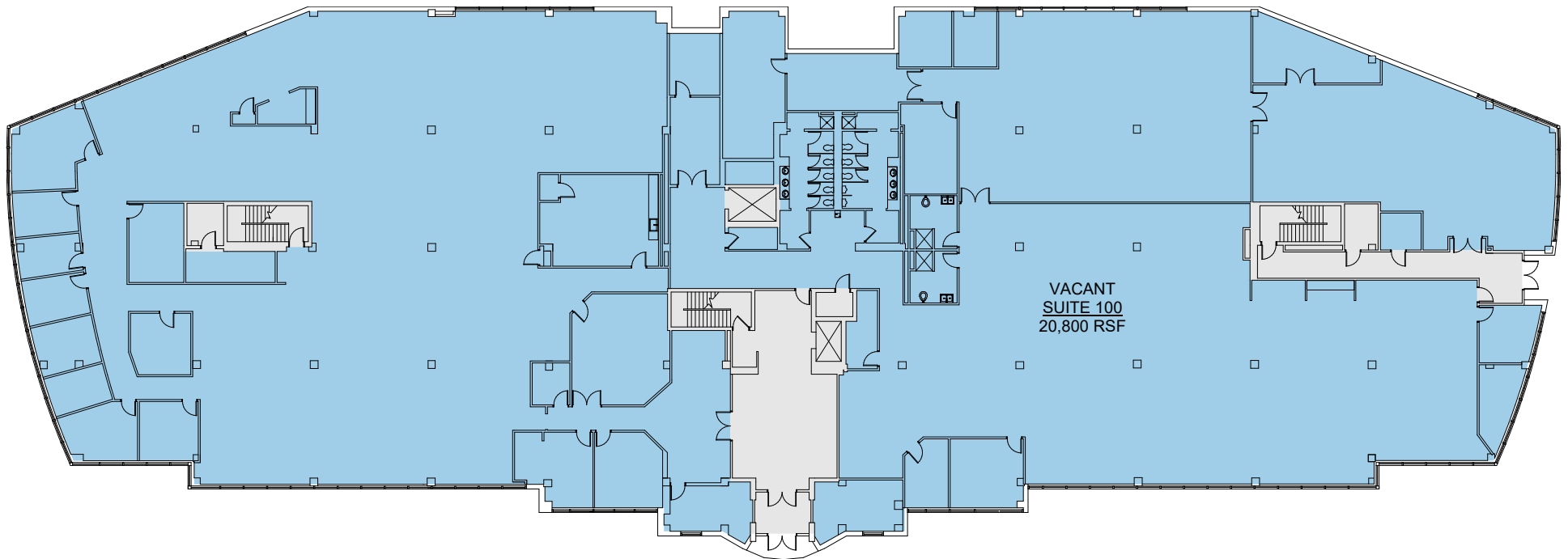
Centersquare BOS1-B Waltham Data Center – 115 Second Avenue, Waltham, MA 02451

Equinix BO1 Waltham Data Center – 74 West Street, Waltham, MA

Centersquare BOS4-A Watertown Data Center – 486 Arsenal Way, Watertown, MA 02472

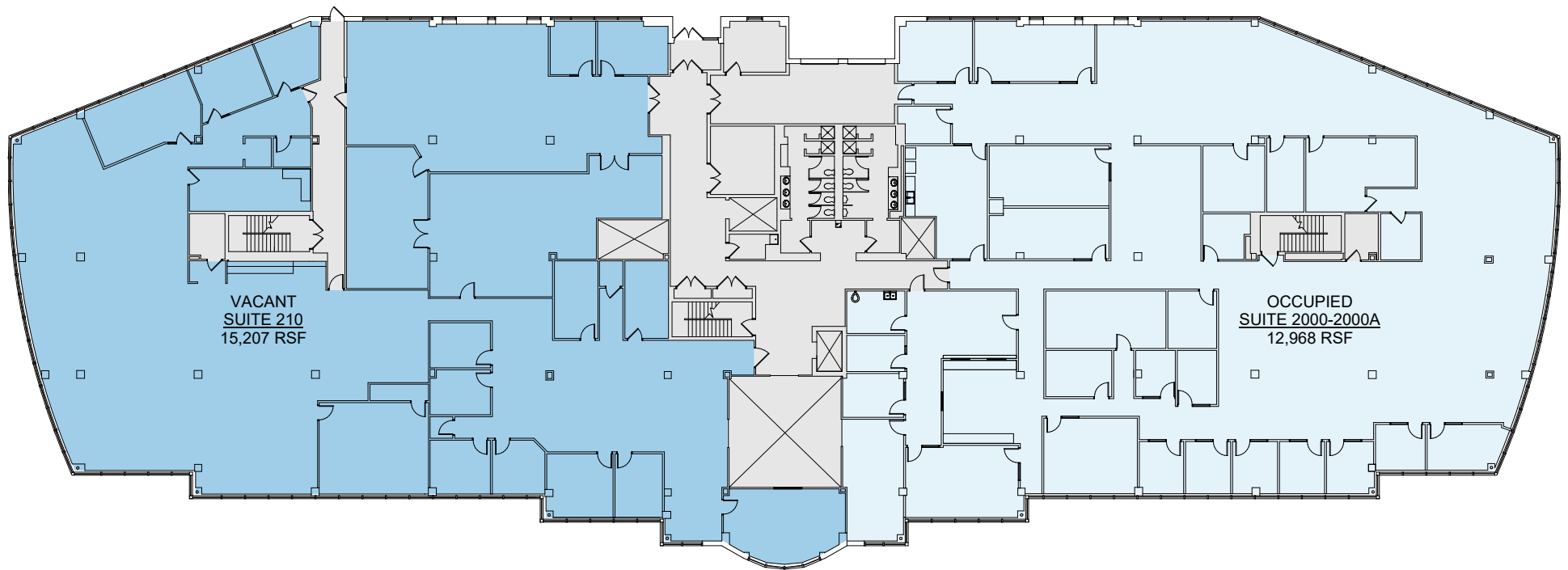
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FIRST FLOOR



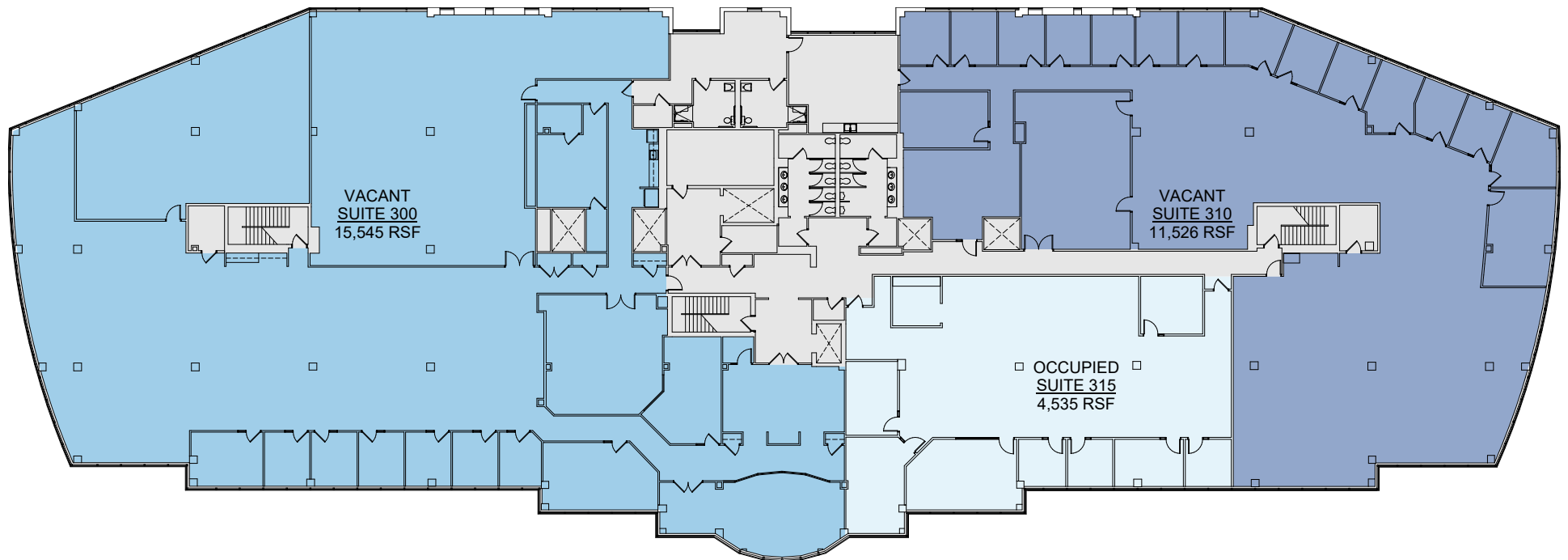
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SECOND FLOOR



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THIRD FLOOR



PROPERTY PHOTOS

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PROPERTY PHOTOS

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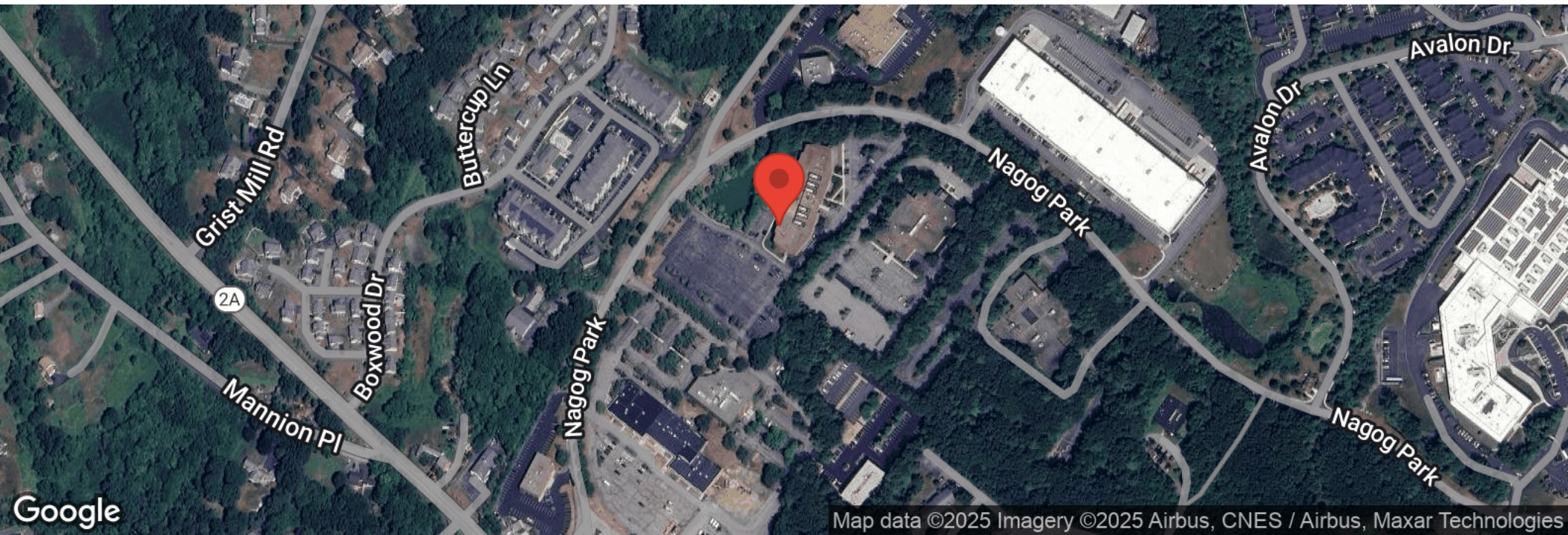
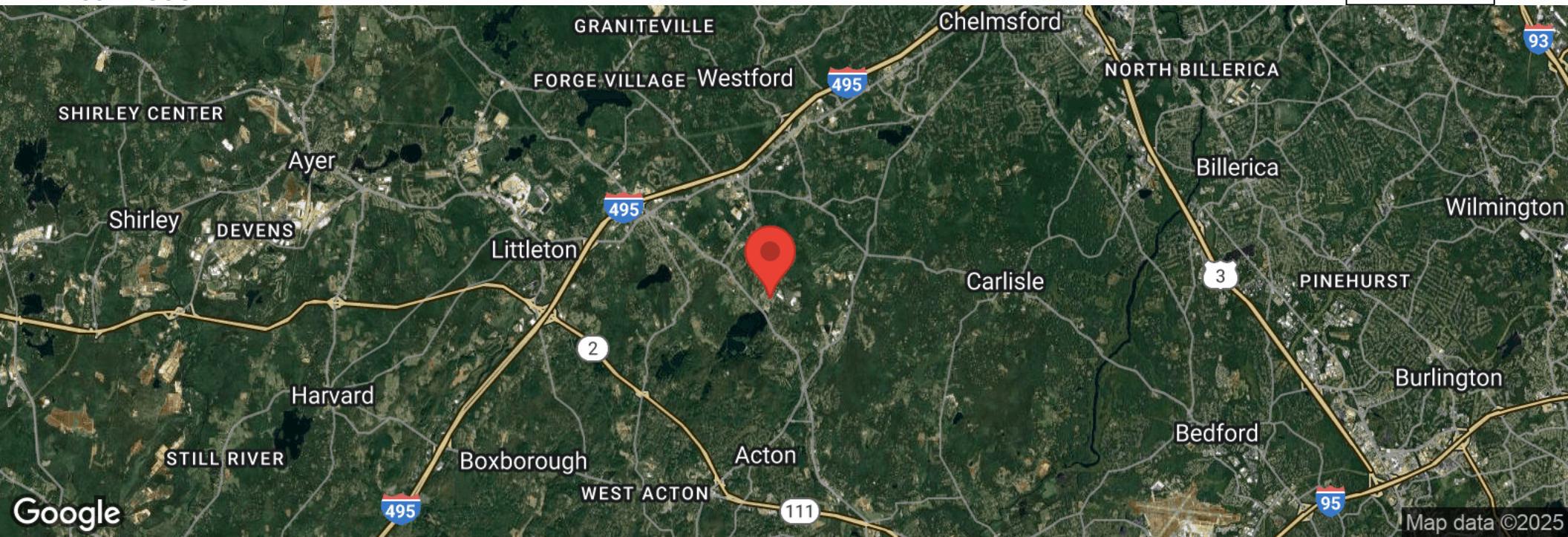
PROPERTY PHOTOS

35 NAGOG PARK



LOCATION MAPS

35 NAGOG PARK





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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.

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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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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.

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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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Robert E. Jackson



PERSONAL PROFILE

Robert Jackson is an accomplished Commercial Realtor® with over 20 years of professional experience, specializing in commercial real estate, real estate development, and advanced energy markets. His diverse background includes significant expertise in originating, entitling, financing, constructing, and operating advanced energy assets for publicly traded companies. Additionally, since 2015, Robert has managed Futuron LLC, focusing on real estate investment and consulting for the advanced energy market.

Outside of his professional endeavors, Robert enjoys spending time with his family, traveling, supporting the community, and coaching or playing soccer.

WORK EXPERIENCE

Currently, Robert is a Commercial Realtor® with Northeast Solutions at KW Commercial, offering real estate and consulting services, while also serving as Managing Partner at Futuron, LLC, where he handles real estate investment and development. From January 2023 to August 2024, he worked as a Senior Market Leader - Renewables at Ulteig Inc., focusing on business development in the renewable energy sector.

Before that, Robert served as Director of Development at Ameresco, where he led solar and energy storage project origination. He also held roles at TRC Companies as National Market Director for solar power and energy storage, and Program/Project Manager in renewable energy and environmental projects. Early in his career, Robert worked as a consultant for Secor International and The Forrester Group.

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SKILLS SUMMARY

Commercial Real Estate

Renewable Energy

Program Management

Sustainability

Strategic Planning

STATES LICENSED

Massachusetts - 9587133

EDUCATION

Boston University, MA Energy and
Environmental Analysis

Colorado State University, BS
Environmental Engineering

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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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