



### Space Profile

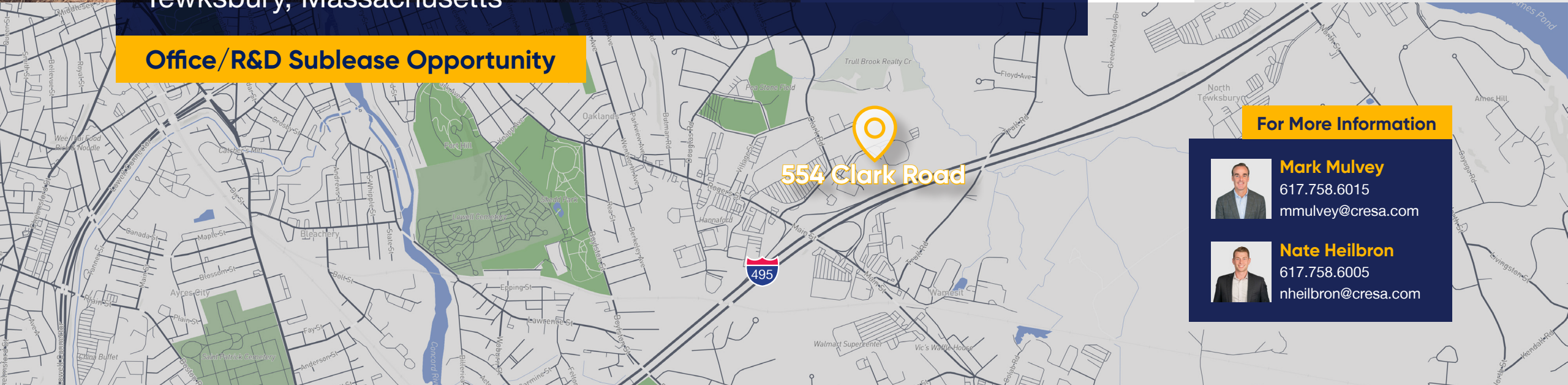
<b>Floor</b>	1
<b>Size</b>	27,879 SF
<b>Rental Rate</b>	Negotiable
<b>Availability</b>	Immediate
<b>Term</b>	Through August 31, 2030
<b>Type</b>	Office/R&D
<b>Submarket</b>	Route 495 North
<b>Built (Building)</b>	1985, Renovated 2020
<b>Parking</b>	2.50/1,000 SF

### Key Highlights

- Partial building opportunity
- Single-story, office/R&D facility
- Brand new space built in 2020
- New roof, HVAC, electrical, and finishes
- Office space is furnished and wired
- Located just off Interstate 495 and within proximity to Interstate 95 and Routes 110 and 3
- 9-minute drive to the nearest MBTA Commuter Rail station on the Lowell line

**554 Clark Road**  
 Tewksbury, Massachusetts

**Office/R&D Sublease Opportunity**



### For More Information



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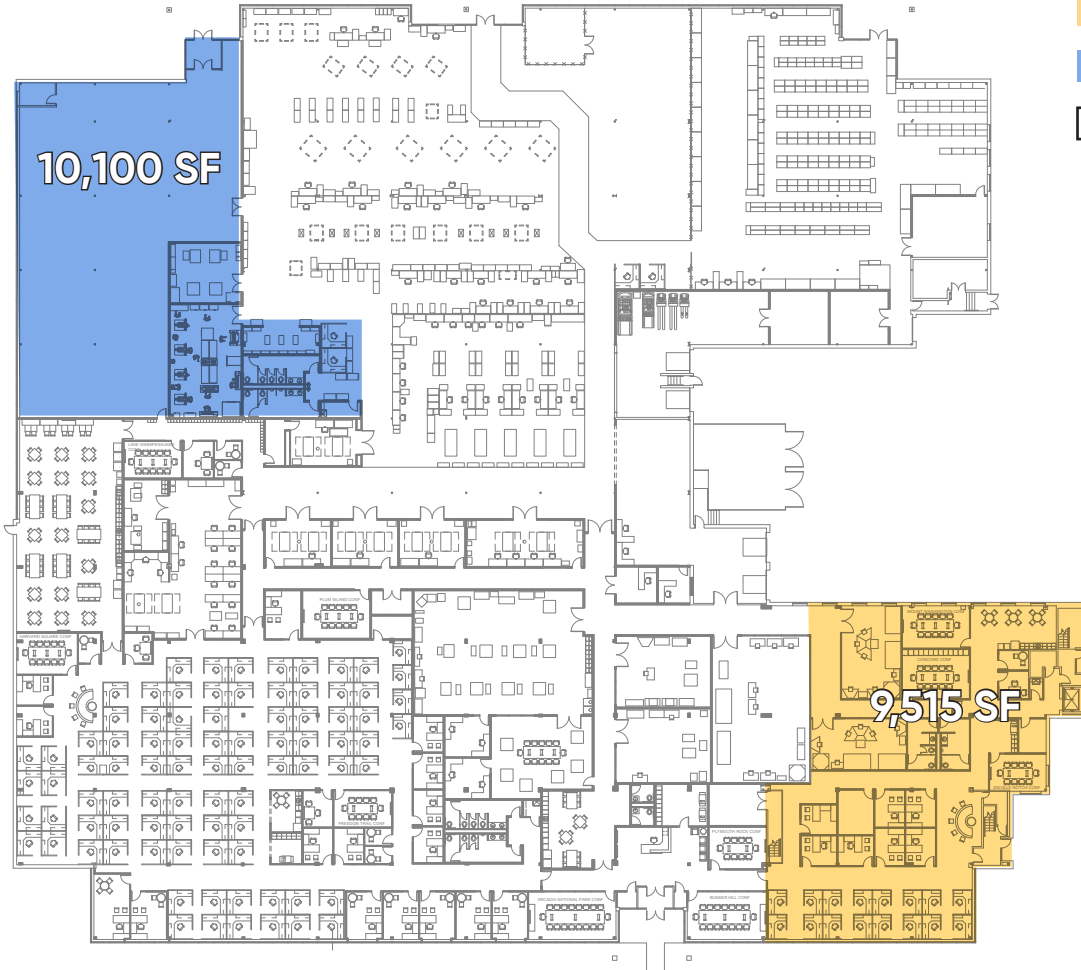
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# 554 Clark Road

Tewksbury, Massachusetts

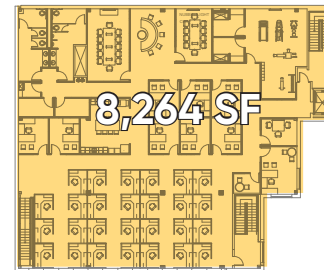
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## 1st Floor



- Available Office Space (17,779 SF)
- Available R&D/Assembly Space (10,100 SF)
- Current Tenant Space

## 2nd Floor



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Lobby/Reception



R&D/Assembly Space



Workstations