KW COMMERCIAL®

KW COMMERCIAL NORTHEAST SOLUTIONS

FOR SALE



Office For Sale

LISTING PRESENTATION | 43 NAGOG PARK | ACTON, MA

Exclusively Listed by

Duncan Chapman - Director | (978) 621-1290 | duncan@kw.com | 147900, Massachusetts

Robert Jackson - Commercial Realtor | (781) 214-0192 | rjackson@kwcommercial.com | 9587133, Massachusetts

KW Commercial | North Central

670 Mechanic Street

Leominster, MA 01453

Each Office is Independently Owned and Operated

www.kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Table of Contents

Disclaimer 3
Property Description 4
Floor Plan 5
Property Photos 7
Location Maps 9
Demographics 10
Professional Bio - Duncan 11
Professional Bio - Raj 12
Professional Bio - Rob 13
Professional Bio - Ranga 14

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Duncan Chapman - Director
(978) 621-1290
duncan@kw.com
147900, Massachusetts

Robert Jackson, - Commercial Realtor
(781) 214-0192
rjackson@kwcommercial.com
9587133, Massachusetts

Rajpreet Sidhu - Member
rajsidhu@kw.com
9574185, MA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Property Description



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.

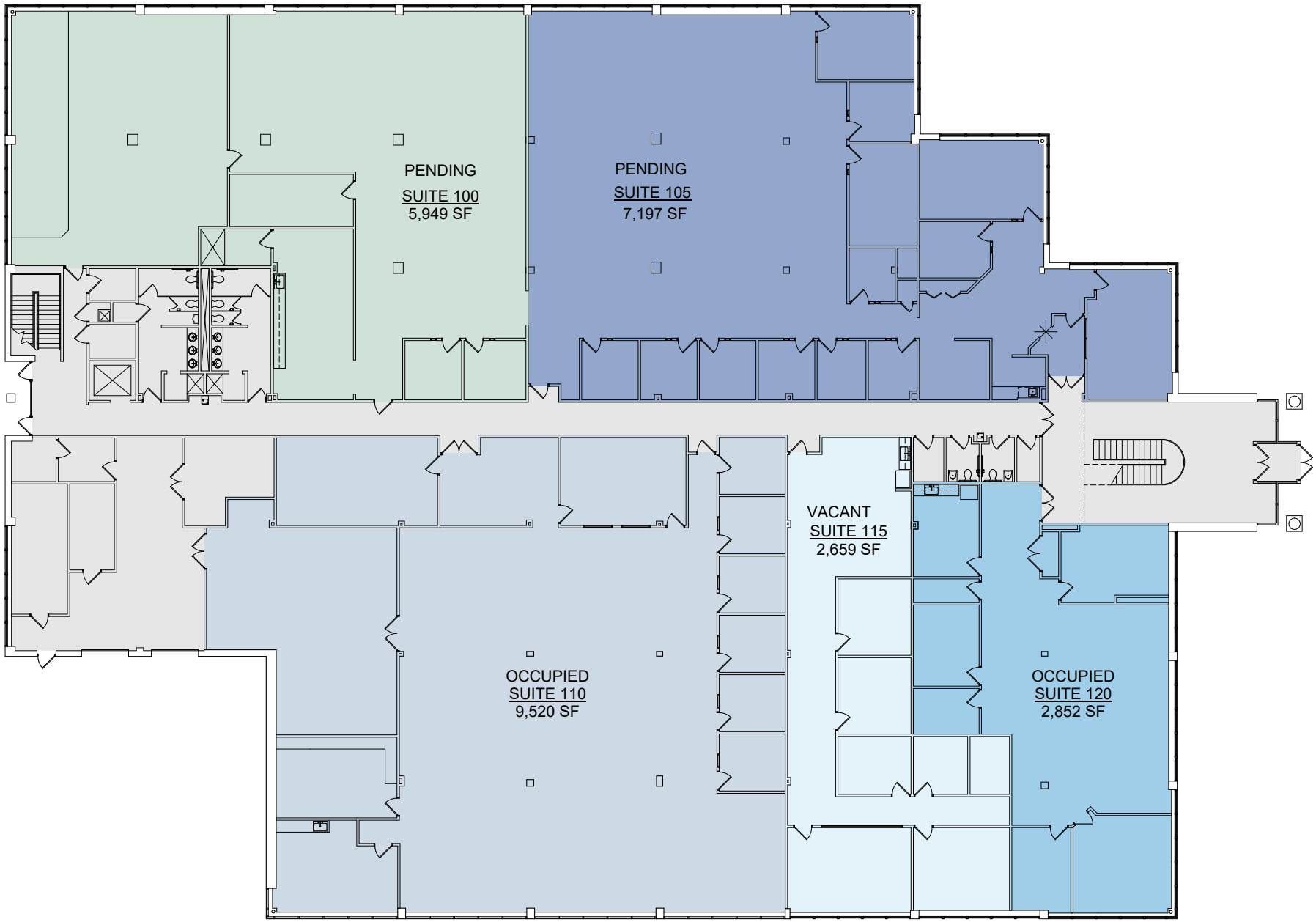
Total building size: 59,324 s/f.

4 spaces available:
Suite 115: 1,917 s/f.
Suite 203: 3,471 s/f.
Suite 205: 9,852 s/f.
Suite 210: 8,856 s/f.

DUNCAN CHAPMAN • DIRECTOR • (978) 621-1290 • DUNCAN@KW.COM

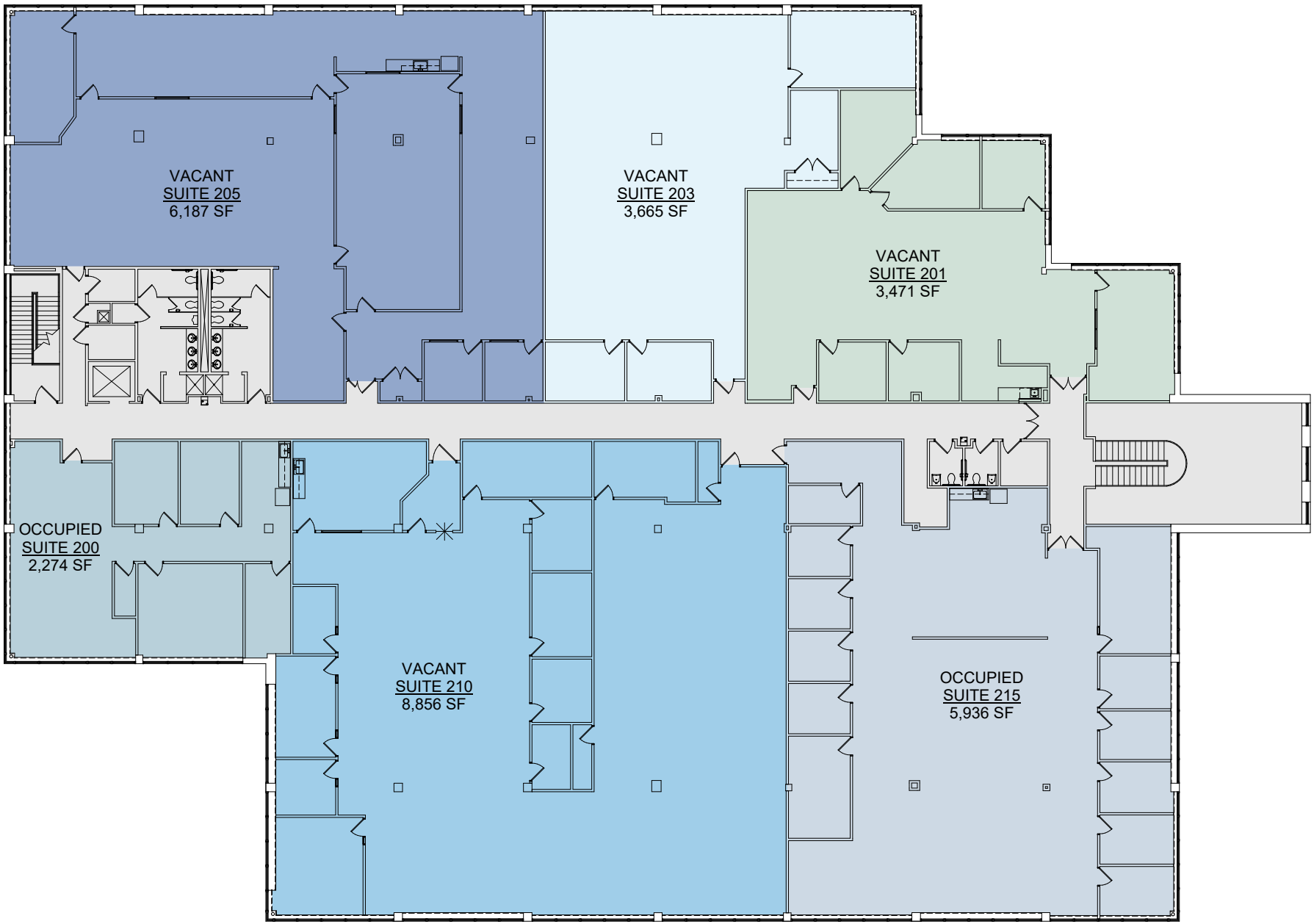
43 NAGOG PARK

FIRST FLOOR



43 NAGOG PARK

SECOND FLOOR

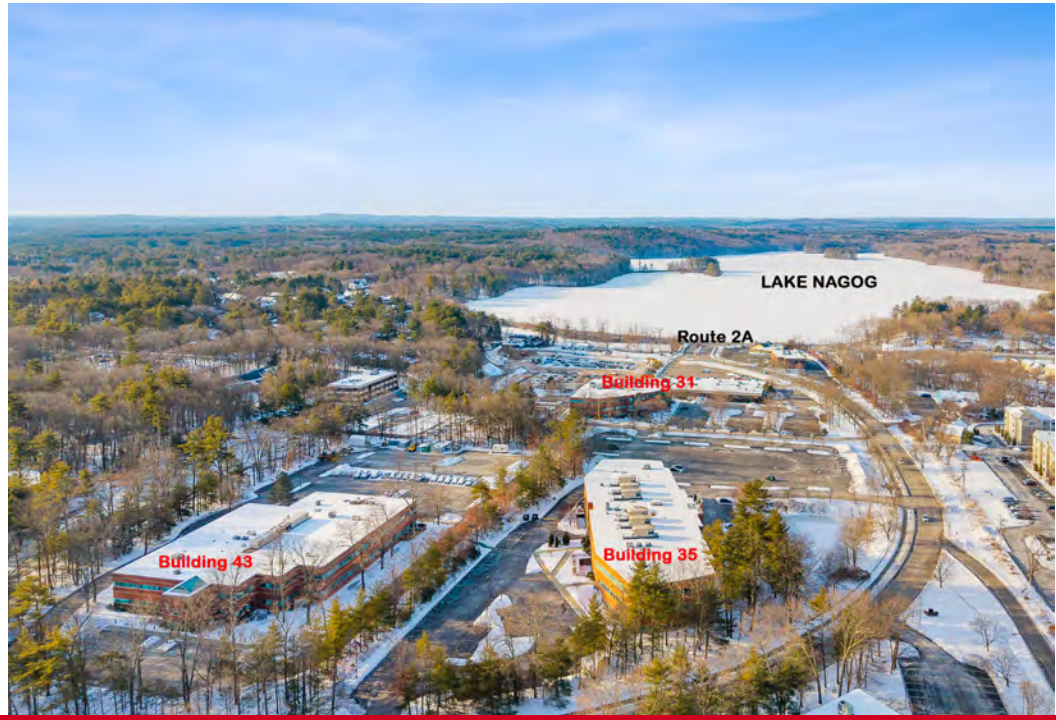


Property Photos

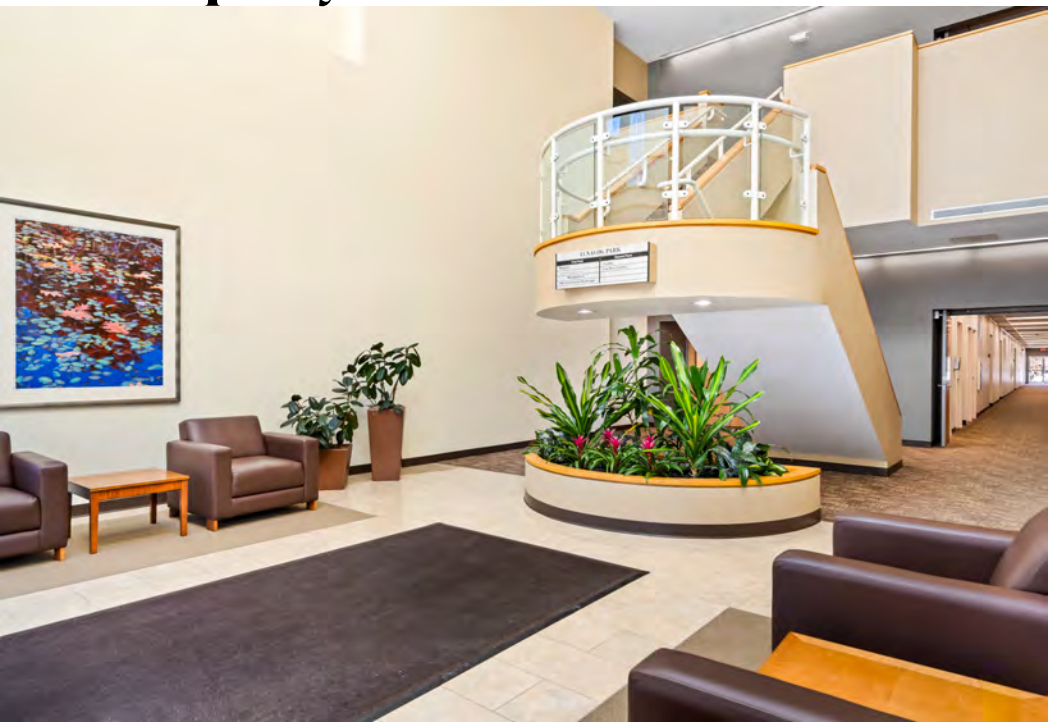


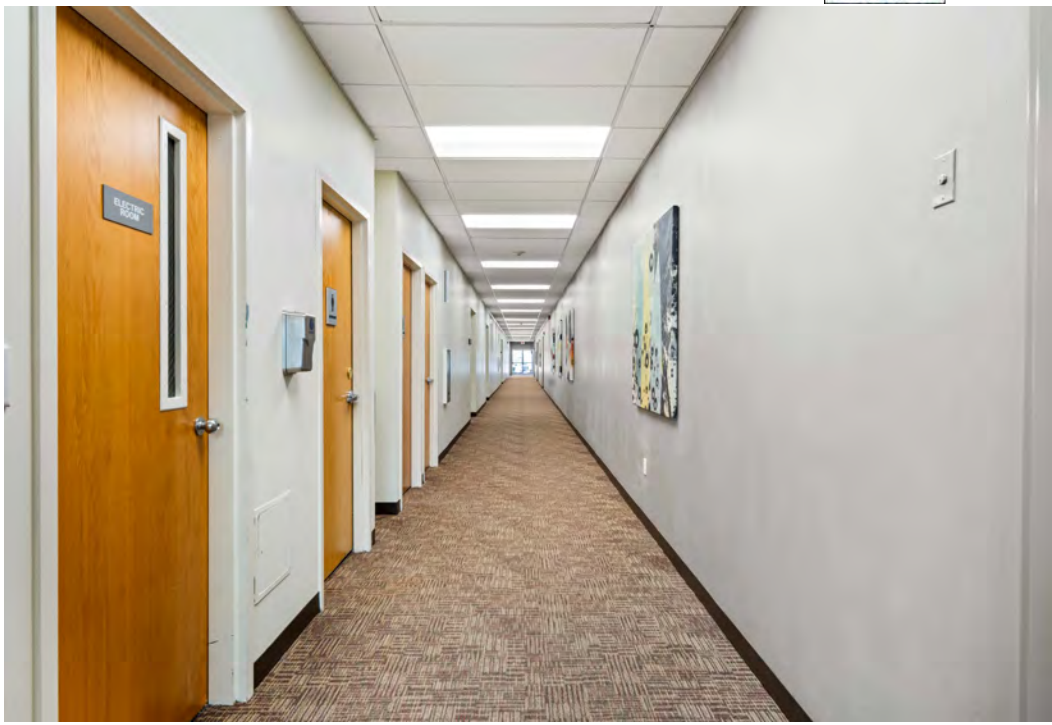






Property Photos

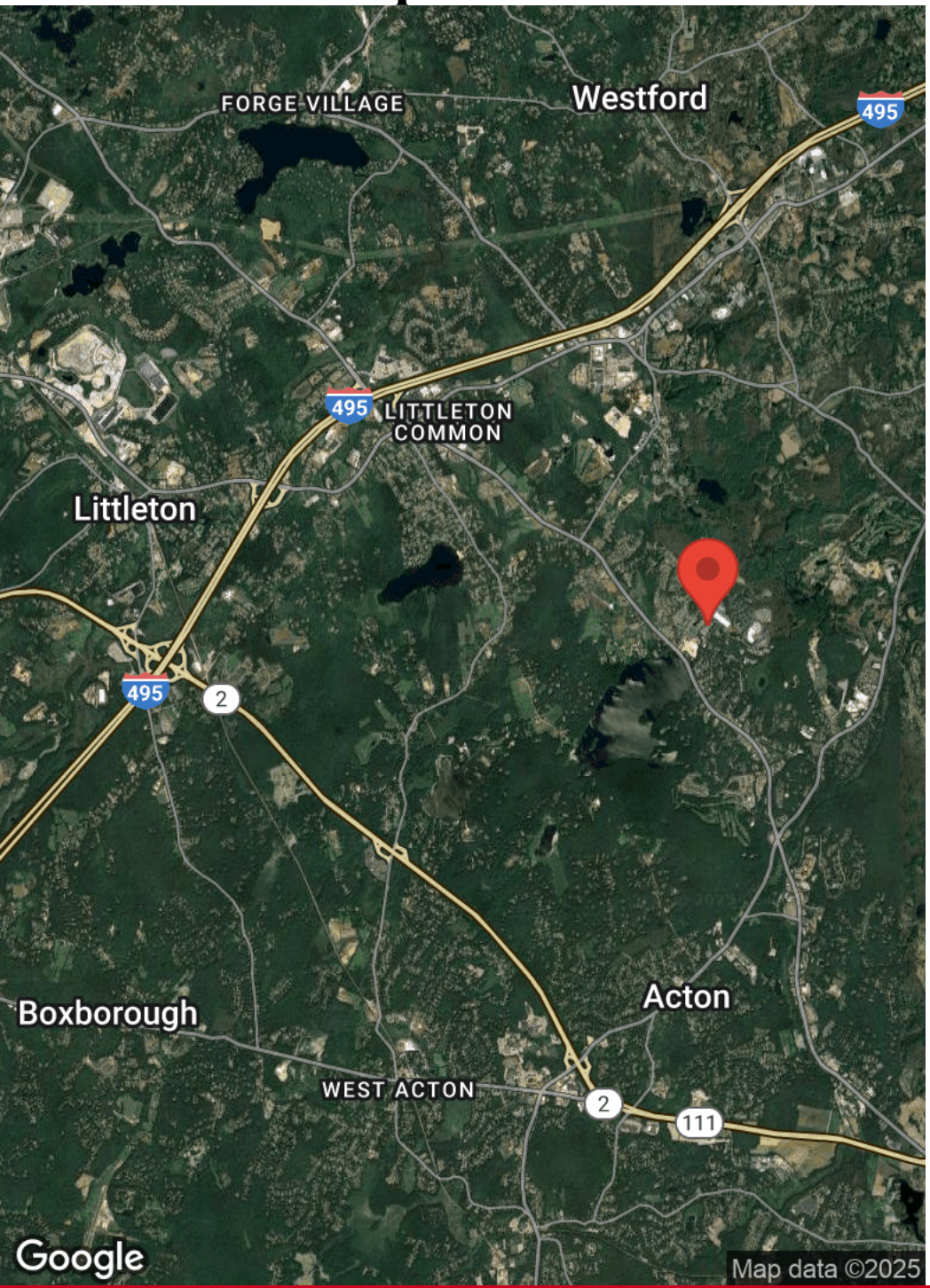






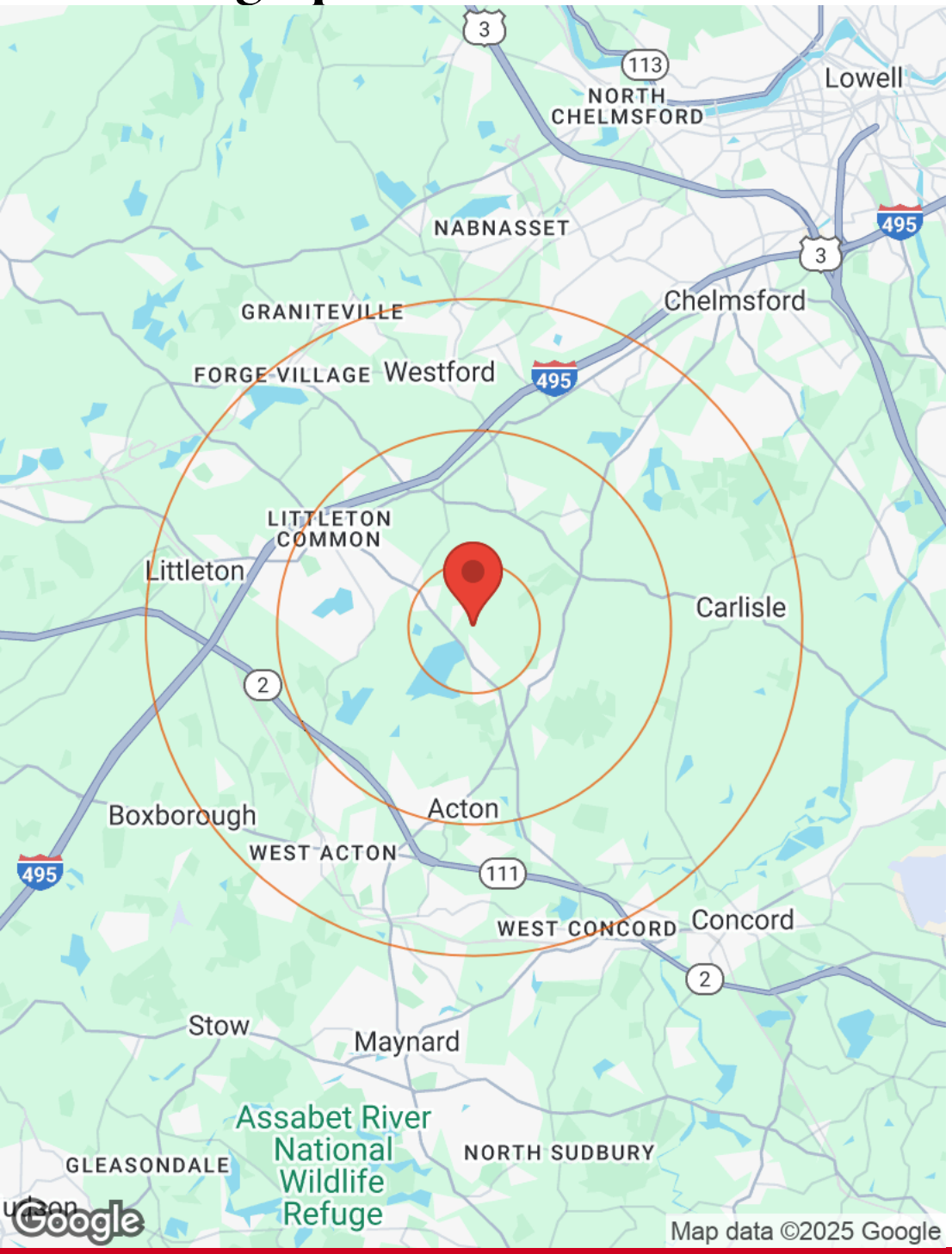


Location Maps





Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,095	10,577	31,587
	Female	2,053	10,588	31,148
	Total Population	4,148	21,165	62,736
Age	Ages 0-14	800	3,867	10,933
	Ages 15-24	436	2,459	7,418
	Ages 25-54	1,641	7,919	23,140
	Ages 55-64	528	3,200	9,899
	Ages 65+	743	3,723	11,347
Race	White	2,565	14,445	45,070
	Black	157	620	1,763
	Am In/AK Nat	1	6	19
	Hawaiian	N/A	2	6
	Hispanic	220	950	3,036
	Asian	1,135	4,754	11,681
	Multi-Racial	60	332	1,016
	Other	10	53	151
Income	Median	$127,101	$161,110	$182,227
	< $15,000	72	338	935
	$15,000-$24,999	72	243	682
	$25,000-$34,999	81	244	610
	$35,000-$49,999	62	439	968
	$50,000-$74,999	184	847	1,981
	$75,000-$99,999	139	488	1,461
	$100,000-$149,999	284	1,263	3,231
	$150,000-$199,999	153	796	2,653
	> $200,000	557	3,420	10,635
Housing	Total Units	1,654	8,310	23,847
	Occupied	1,605	8,078	23,156
	Owner Occupied	1,026	5,940	18,080
	Renter Occupied	579	2,138	5,076
	Vacant	49	231	692

KW COMMERCIAL

NORTHEAST SOLUTIONS



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

Office Address: 670 Mechanic Street
Leominster, MA 01453
Office: 978-840-9000
Cell: 978-621-1290

Duncan@KW.com

https://www.linkedin.com/in/duncanchapman-002824128

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

WWW.NORTHEAST-RE.COM

LOCAL MARKET PROFESSIONALS WITH NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!

Each office is independently owned and operated.

KW COMMERCIAL

NORTHEAST SOLUTIONS



Robert E. Jackson

COMMERCIAL REALTOR®

Background

Robert Jackson is a Commercial REALTOR® and licensed professional engineer with 22 years of professional experience specializing in commercial real estate brokerage, with a strong emphasis on office properties, land development, and advanced energy consulting. Since founding Futuron LLC in 2015 as Managing Partner, Futuron has focused on consulting for the power and advanced energy sectors and providing strategic real estate services informed by energy infrastructure expertise.

Professional Experience

With Northeast Solutions at KW Commercial, Robert excels as an owner rep and tenant rep broker for office leasing and sales nationwide, alongside closing land deals with development acuity. He represents landlords to maximize occupancy for office assets with modern amenities, flexible floorplans, while guiding tenants to optimal locations. His analytical skills cover market comps, site evaluation, lease abstraction, and proformas, enhanced by his power sector entitlement and deal experience in pipelines, transmission, and renewable plants.

Office, Land & Energy Expertise

Robert is currently servicing landlords with premium office assets like Nagog Park and Bolton Square Offices, positioning them for quick leasing to tenants in need of plug-and-play spaces with amenities. He is also supporting landowners and developers with his background in real estate entitlements, zoning and economics analysis, while advising KW Government Services on real estate portfolio strategies for public and quasi-public entities in the Northeast.

CONTACT INFORMATION

Office Address: 1084 Main Street, Bolton, MA 01740

Office: 781-214-0192

Cell: 978-987-2820

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

WWW.NORTHEAST-RE.COM

LOCAL MARKET PROFESSIONALS WITH NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!

Each office is independently owned and operated.

KW COMMERCIAL

NORTHEAST SOLUTIONS



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

Office Address: 1084 Main Street, Bolton, MA 01740

Office: 978-840-9000

Cell: 978-467-7170

RajSidhu@KWCommercial.com

https://www.linkedin.com/in/rajpreet-sidhu-ba77bb229/

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

WWW.NORTHEAST-RE.COM

LOCAL MARKET PROFESSIONALS WITH NATIONAL COMMERCIAL REAL ESTATE EXPERIENCE!

Each office is independently owned and operated.

Don't Miss This Rare Opportunity!



Exclusively Listed by

Duncan Chapman - Director
(978) 621-1290
duncan@kw.com
147900, Massachusetts

Robert Jackson - Commercial Realtor
(781) 214-0192
rjackson@kwcommercial.com
9587133, Massachusetts

Rajpreet Sidhu - Member
rajsidhu@kw.com
9574185, MA

KW Commercial | North Central
670 Mechanic Street
Leominster, MA 01453
Each Office is Independently Owned and Operated

KW COMMERCIAL®

www.kwcommercial.com