KW COMMERCIAL

KW COMMERCIAL NORTHEAST SOLUTIONS

FOR LEASE



Office Spaces For Lease Starting at $19.50/RSF!

LISTING PRESENTATION | 31 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.

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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.

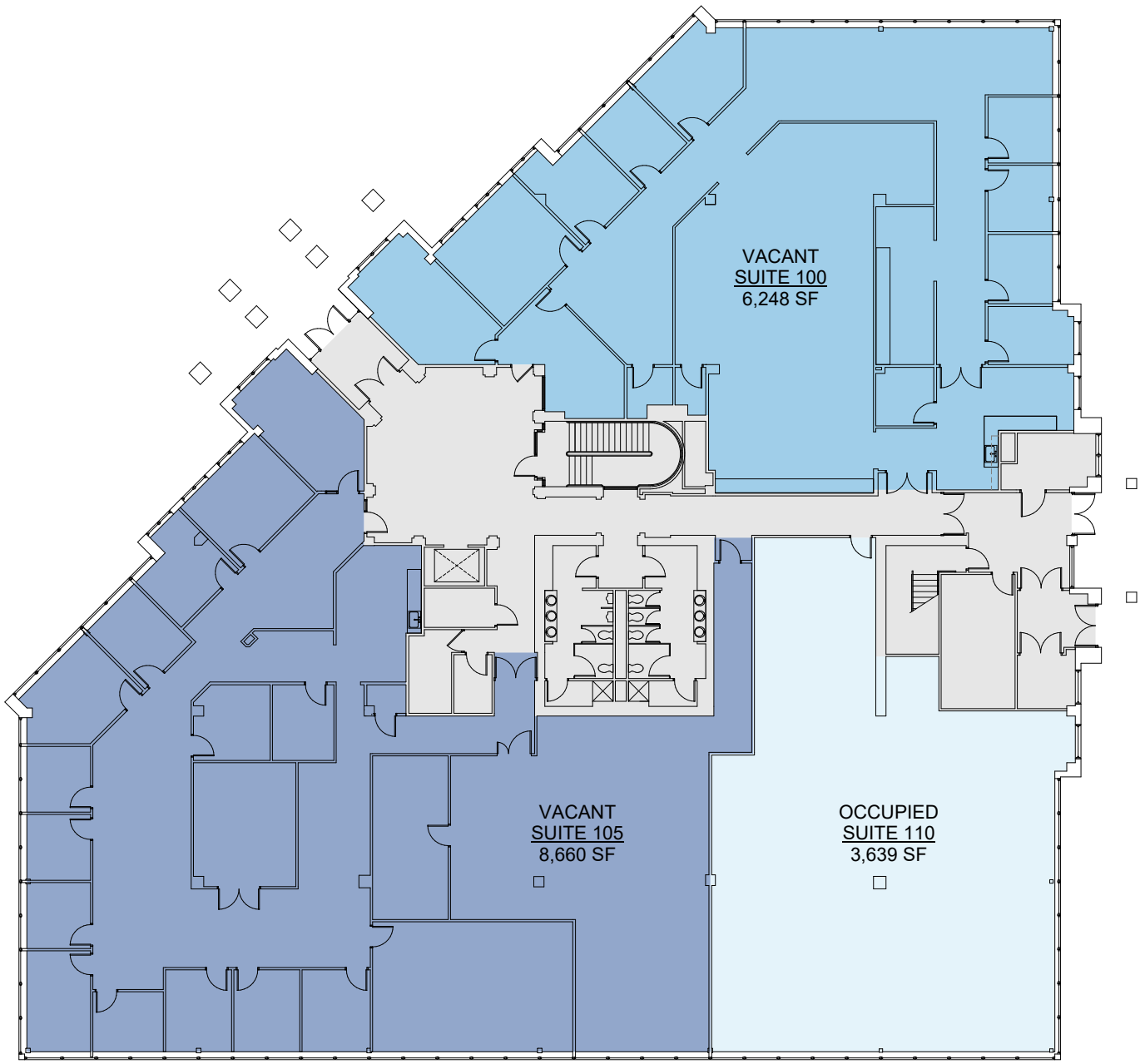
This Class A office building campus provides an exceptional location within Nagog Park, the premiere office and retail park within the immediate six town suburbs of the West Northwest Boston Metro. Within the I-495 & Route 3 Tech Corridor and. nearby Interstate highways, I-95 and I-290. The contiguous 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: 56,219 s/f.
3 spaces available:
Suite 100: 6,248 s/f.
Suite 105: 8,060 s/f.
Suite 300: 6,060 s/f.
Suite 305: 5,230 s/f.

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

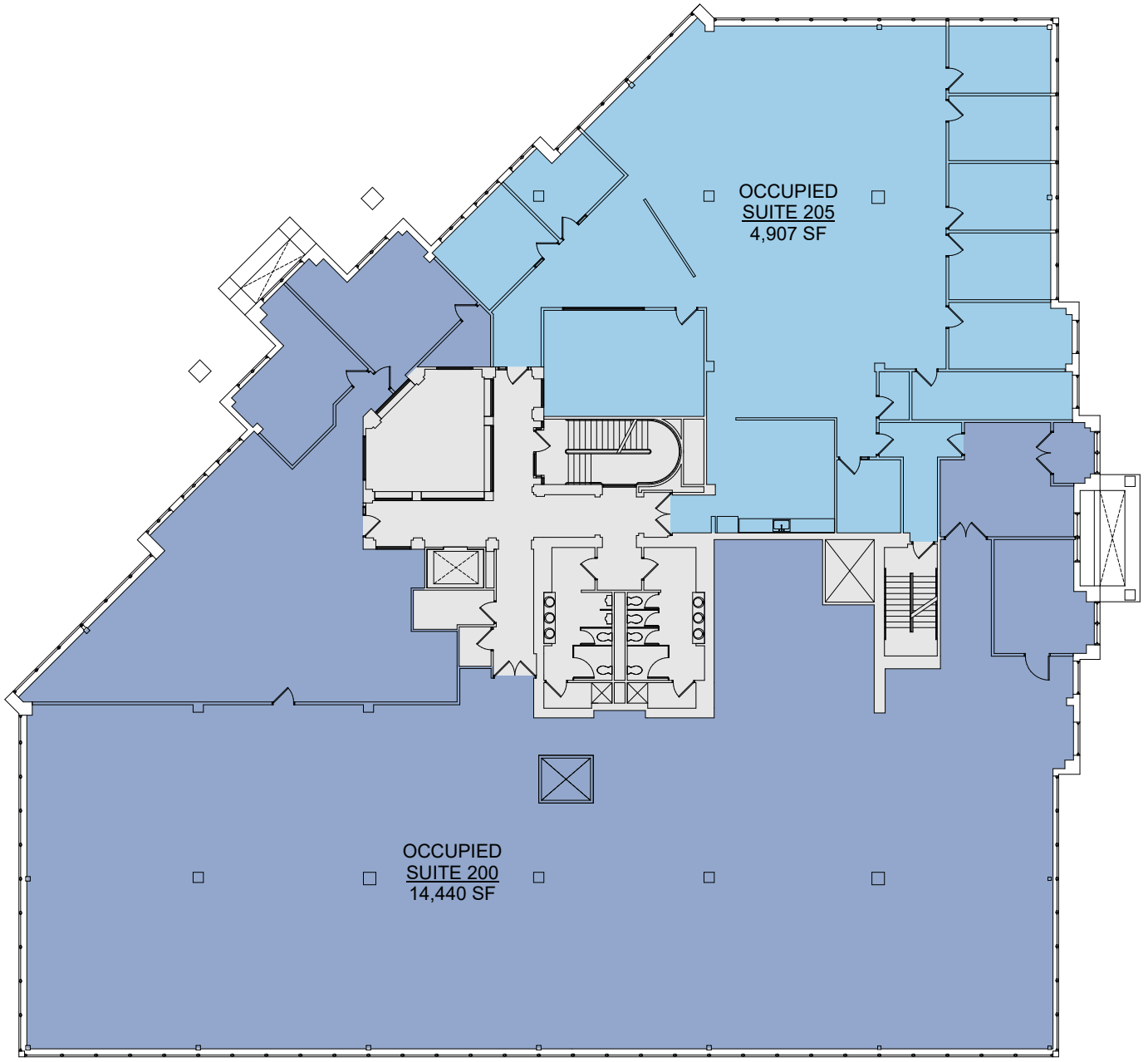
31 NAGOG PARK

FIRST FLOOR



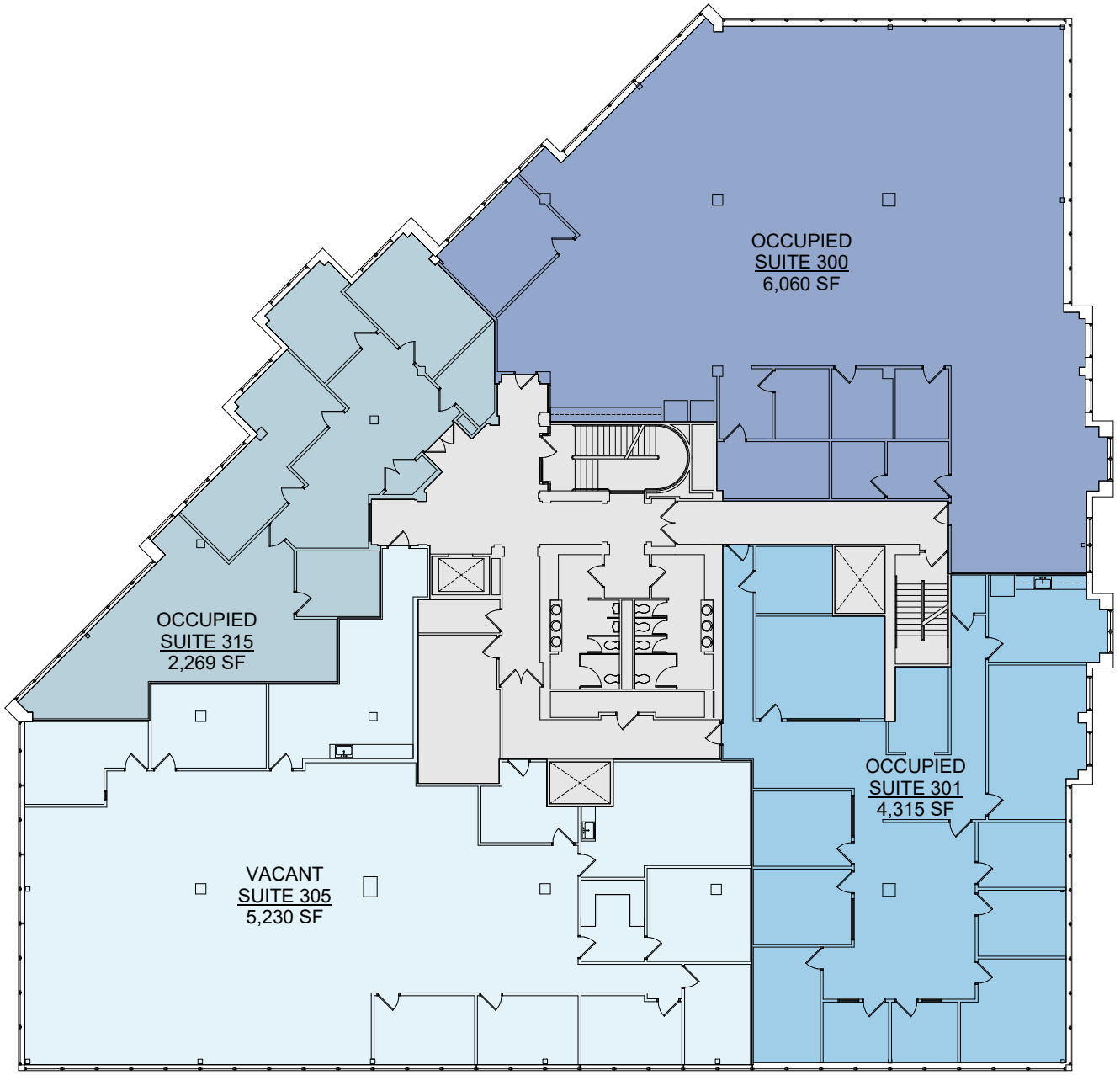
31 NAGOG PARK

SECOND FLOOR



31 NAGOG PARK

THIRD FLOOR



Property Photos







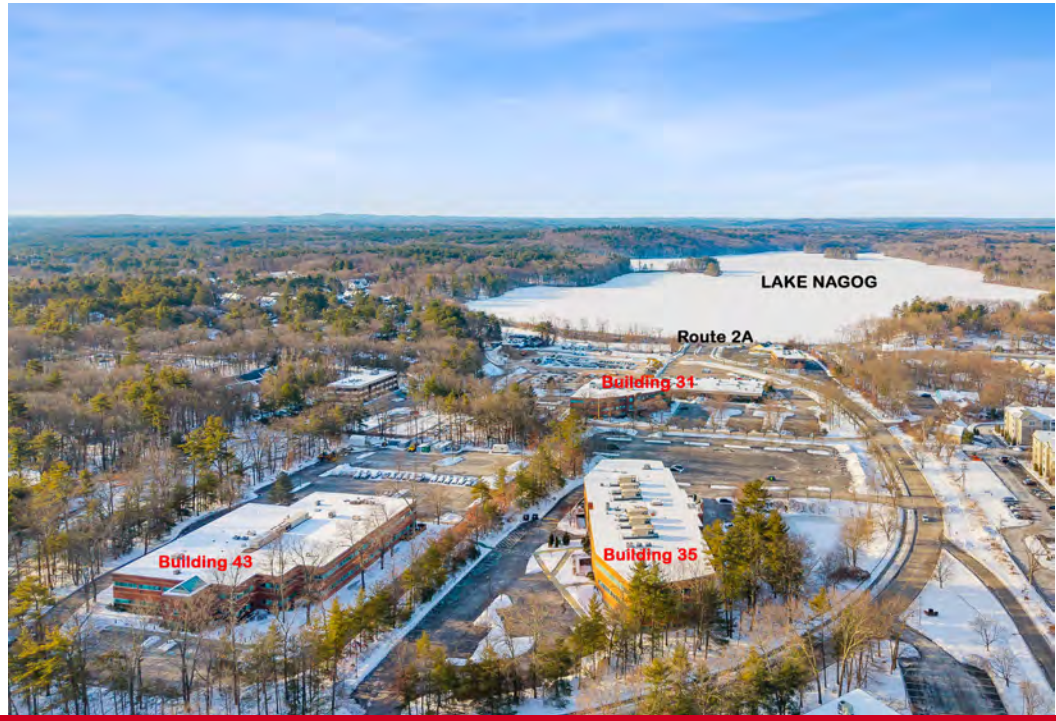


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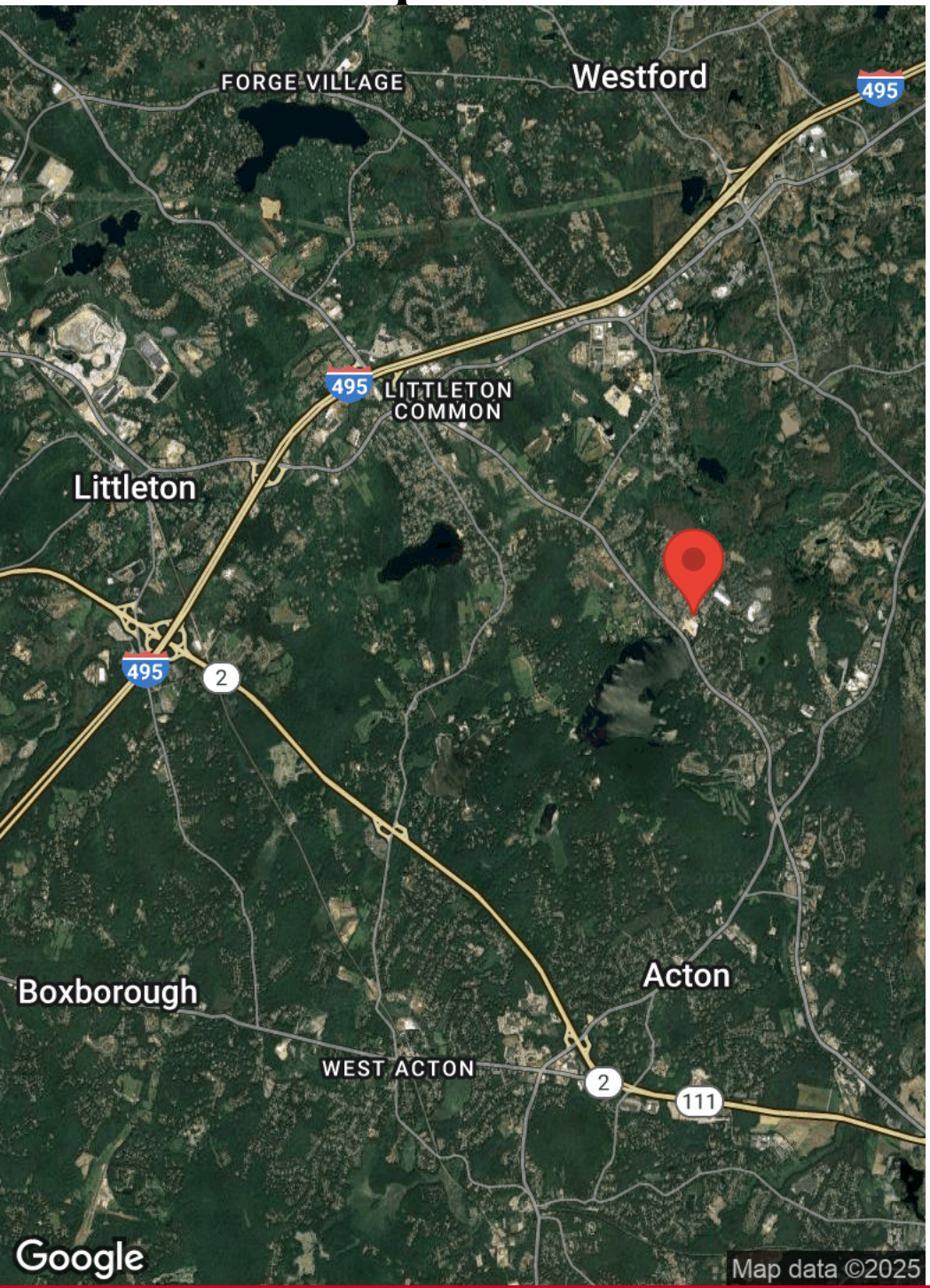


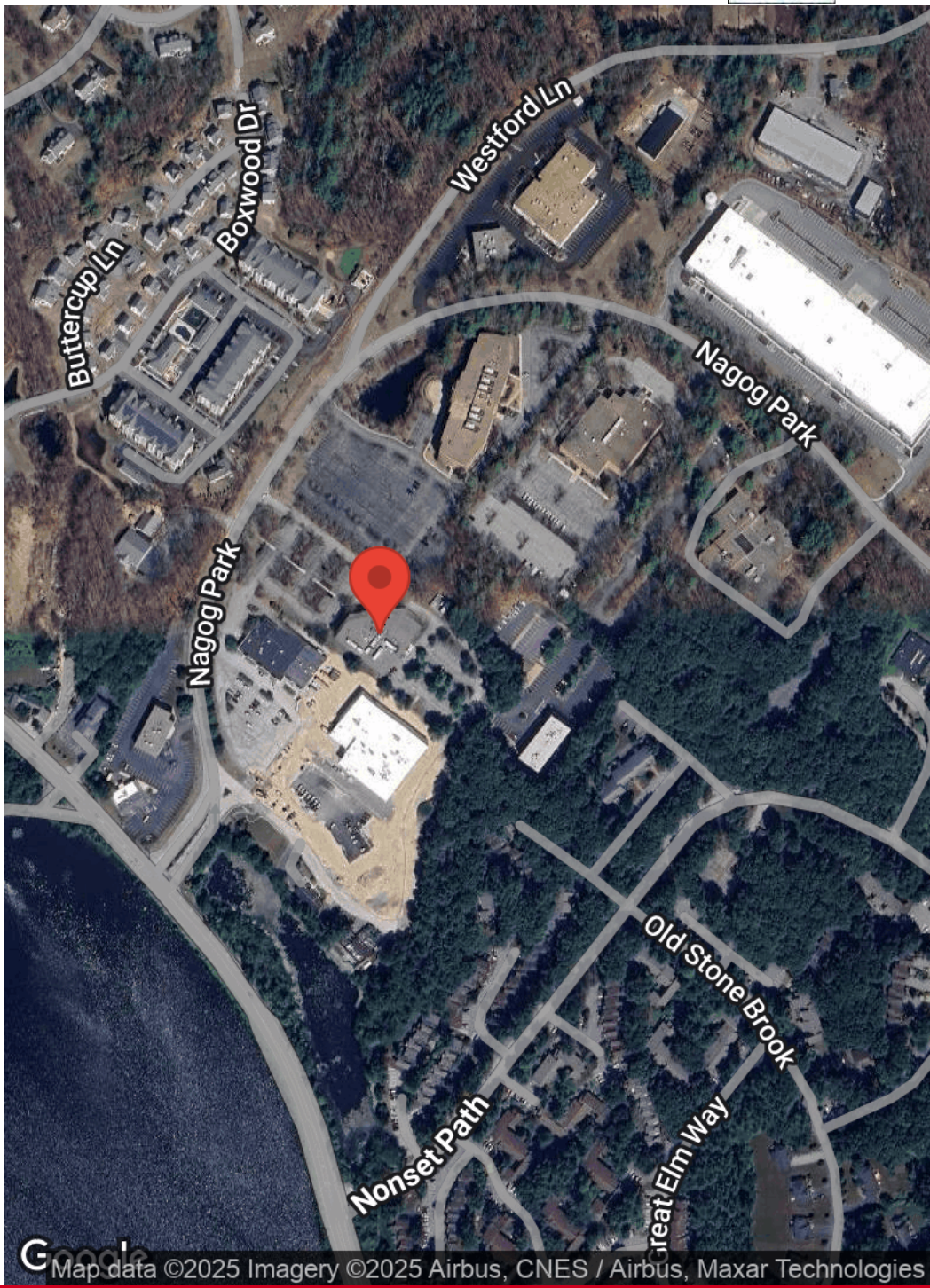




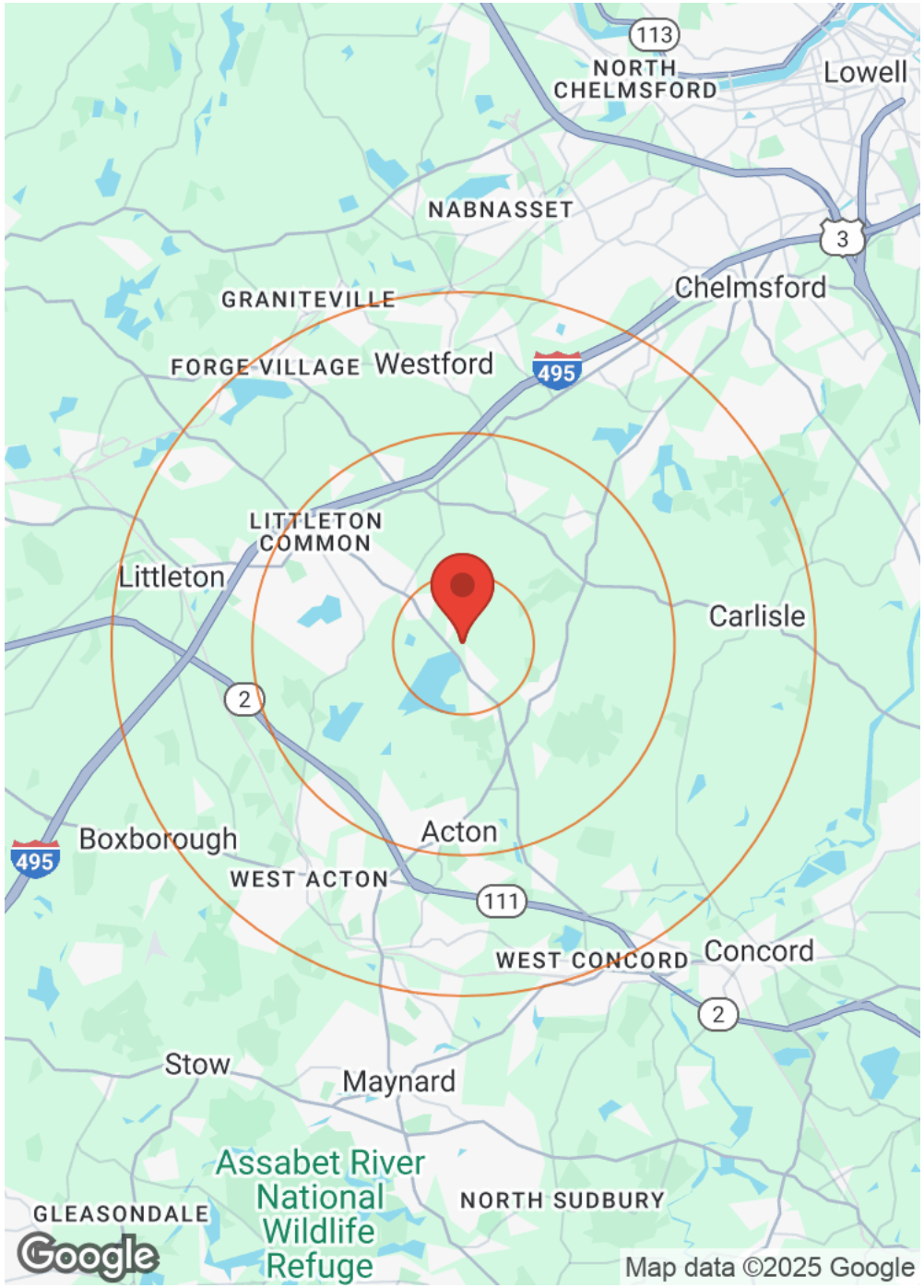


Location Maps





Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,154	10,723	31,995
	Female	2,113	10,737	31,568
	Total Population	4,267	21,460	63,564
Age	Ages 0-14	819	3,928	11,084
	Ages 15-24	451	2,489	7,518
	Ages 25-54	1,684	8,029	23,459
	Ages 55-64	547	3,258	10,034
	Ages 65+	765	3,757	11,470
Race	White	2,642	14,698	45,569
	Black	163	622	1,780
	Am In/AK Nat	1	6	19
	Hawaiian	N/A	2	6
	Hispanic	224	961	3,064
	Asian	1,164	4,781	11,944
	Multi-Racial	62	335	1,036
	Other	10	54	153
Income	Median	$127,863	$161,722	$182,606
	< $15,000	76	346	936
	$15,000-$24,999	74	241	686
	$25,000-$34,999	82	248	616
	$35,000-$49,999	62	434	965
	$50,000-$74,999	192	863	2,015
	$75,000-$99,999	141	496	1,489
	$100,000-$149,999	291	1,266	3,276
	$150,000-$199,999	156	801	2,687
	> $200,000	578	3,469	10,802
Housing	Total Units	1,703	8,400	24,174
	Occupied	1,652	8,165	23,474
	Owner Occupied	1,064	6,045	18,342
	Renter Occupied	588	2,120	5,132
	Vacant	51	235	701

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

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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

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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.

CONTACT INFO

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SKILLS SUMMARY

Commercial Real Estate

Renewable Energy

Program Management

Sustainablility

Strategic Planning

STATES LICENSED

Massachusetts - 9587133

EDUCATION

Boston University, MA Energy and Environmental Analysis

Colorado State University, BS Environmental Engineering

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