

HIGH-TECH OFFICE AND R&D BUILDING SPACE FOR LEASE



305 Foster Street, Littleton, MA 01460

APServicesMA.com



AP Services

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305 Foster Street Overview

AP Services (APPS) acquired this property in Littleton, MA. We have re-invested over \$1M in capital & aesthetic improvements, improve safety & improve the building's appearance. We have installed historical artwork, new gym equipment & a new entrance. Our goal is having our tenants succeed! Reach out today while rents are below market value!

HIGHLIGHTS

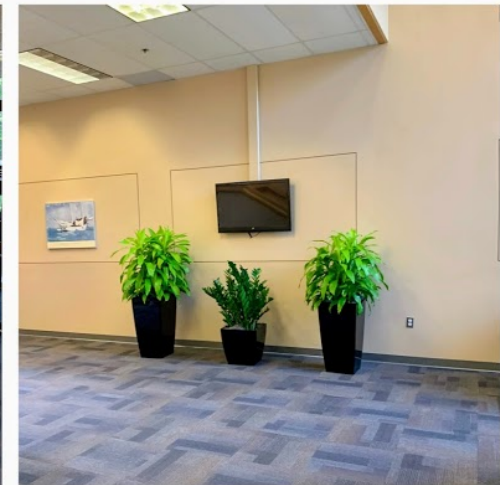
- Located < 1 Mile from Rte 2 & I-495
- Full Service Property Management
- Asking Rent: \$11 - \$13 PSF
- Available Suites range from 700 SF to 12,000 SF
- Very credible neighboring tenants
- Public Transportation Available
- Littleton known as "East Coast Silicon Valley"
 - *This attracts a more passionate workforce*



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Property Photos



**NOW
AVAILABLE**

305 Foster Street
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\$11 - 13 SF



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AERIAL MAP

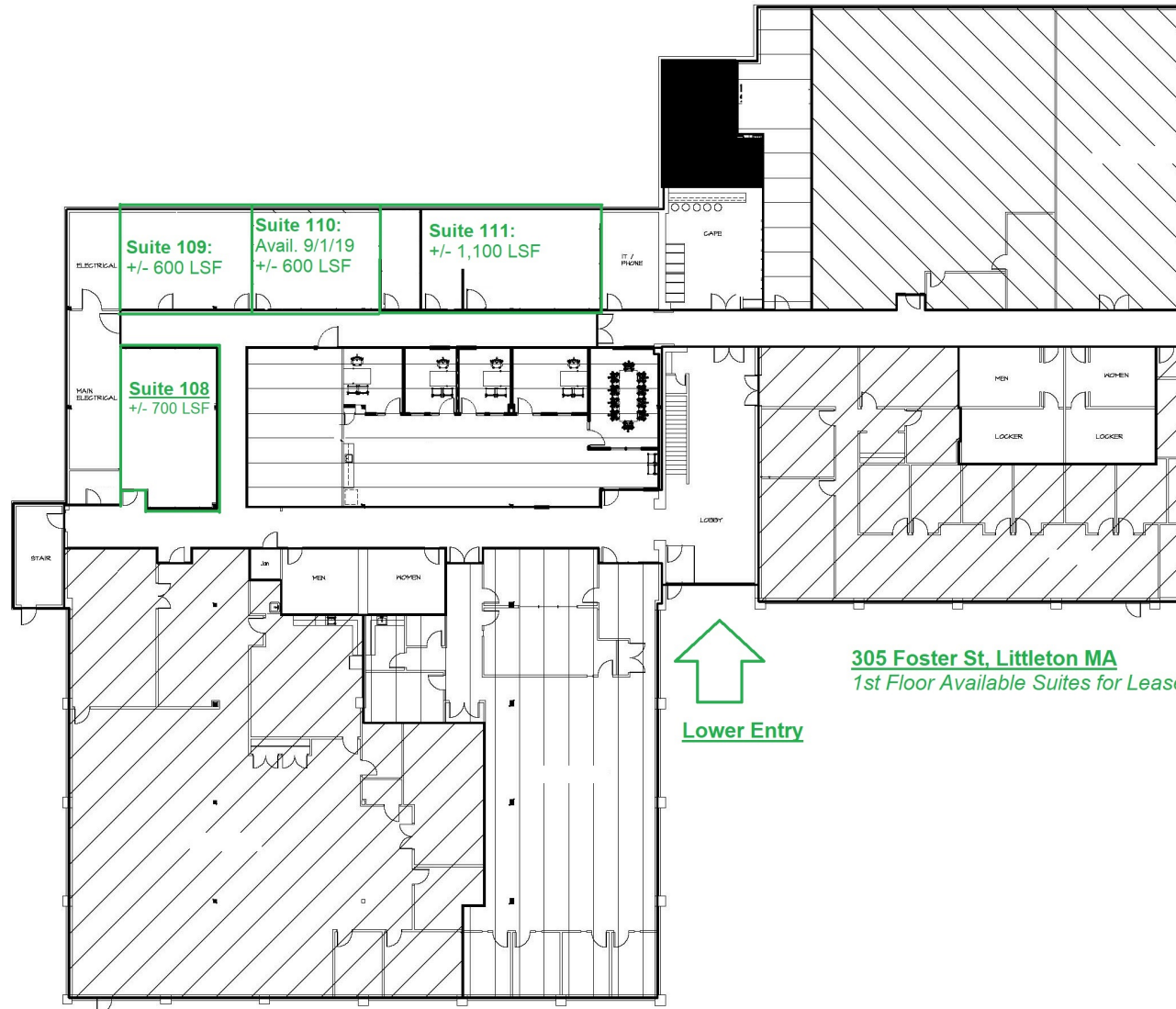
305 Foster Outlined in Red



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1st Floor Suites Available For Lease



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Suites Available for Lease

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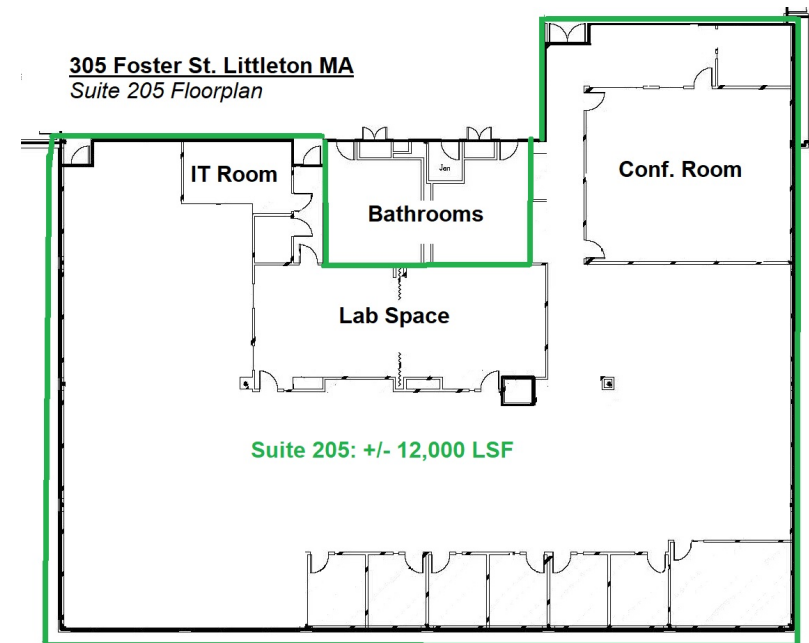
305 Foster Street, Littleton Available Suites

- **Lower/ Main Level:**

- Suite 108: +/- 700 LSF
 - Move-in ready
- Suite 109: +/- 600 LSF
- Suite 110: +/- 600 LSF
- Suite 111: +/- 1,100 LSF

- **Upper/ 2nd Level:** (Floor-plans on right)

- Suite 205: 12,000 LSF
 - Sub-dividable



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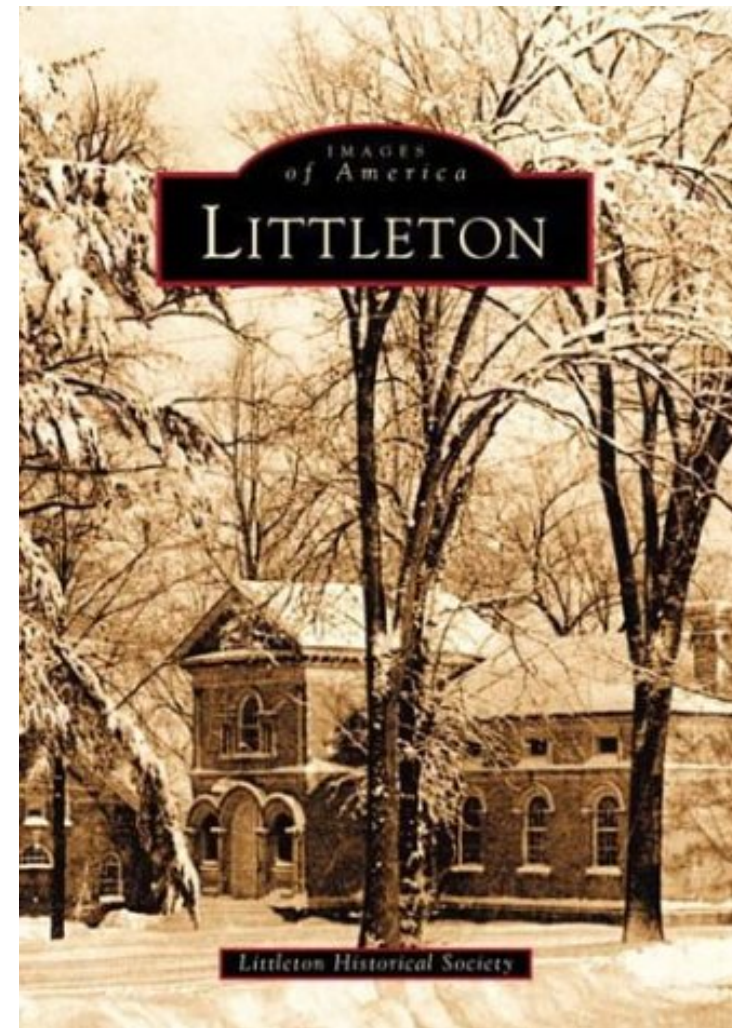
TOWN OF LITTLETON, MA

The town of Littleton, MA was first settled in 1686 and was officially incorporated by the Massachusetts General Court in 1714. Today Littleton is also commonly referred to as: "New England's Silicon Valley" with a population of just under 10,000 residents, it maintains the small town New England charm with well-preserved architecture and open space. Littleton has over 2,000 acres of conservation land for hiking and exploration with parks, playgrounds, and lakes to provide passive and active recreation for all ages.

Littleton sits at the junction of Routes 495 and 2 offering quick and easy access into Boston and all that New England has to offer. Littleton also benefits from being home to an MBTA Commuter rail stop so you can be at Boston's North Station in an hour! Because of the great geographic location and business friendly environment, many business have chosen to relocate to Littleton.

What else makes Littleton, MA a great place to re-locate my office?

- HIGHWAY & RAIL ACCESS
- HIGH WORKFORCE COMPOSITION
- AVAILABLE LABOR
- PUBLIC TRANSIT
- PHYSICAL ATTRACTIVENESS
- COMPLEMENTARY BUSINESS SERVICES
- FAST TRACK PERMITS
- EXTREMELY LOW CRIME RATES
- STATE AND LOCAL BUSINESS INCENTIVES
- CULTURAL AND RECREATIONAL AMENITIES



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Apex Property Services

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AP Services (APS) stands ahead of competition by complementing our commercial real estate services with the ability to provide professional property management & general construction services. This integration allows us to provide a single source, single cost of sale services to investors & business owners.

Additionally, AP Services is an integrated services company that runs as an operating company. Our unique business model allows us to significantly improve performance, reduce costs and the bottom line for the properties and projects we build, manage and maintain.

So....Why go with APS?

- **Experience:** AP Services (APS) has a proven track record of delivering ON TIME & ON BUDGET!
- **Expertise** from completion of a wide range of projects including medical, educational, commercial, low impact development projects and much more.
- **Ensures accuracy & feasibility** of our client's projects in a timely manner by utilizing our top notch network of vendors to get the best possible value for all our clients.
- **"Value Engineering"** and unique "customer driven" approach, ensures a successful project from start to finish.



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