

**FOR SALE  
OR LEASE**

**113 TERRACE HALL AVENUE  
BURLINGTON, MASSACHUSETTS**

**REDUCED RATE For Lease: \$9.95 NNN For Sale: \$120 per SF**

**6,000 SF  
Office  
Condominium**



For more information,  
please contact:

**ROB CRONIN**  
617-951-4100  
rcronin@lpc.com

- 6,000 Square Foot Office Condominium
- Open and flexible floor plan; subdividable
- First floor of 12,000 square foot building
- Located off Middlesex Turnpike, 1/2 mile from Route 128 and Route 3.
- Across from Sun Microsystems' campus
- Allowed uses: Office, including medical & dental  
Research & Development  
Assembly

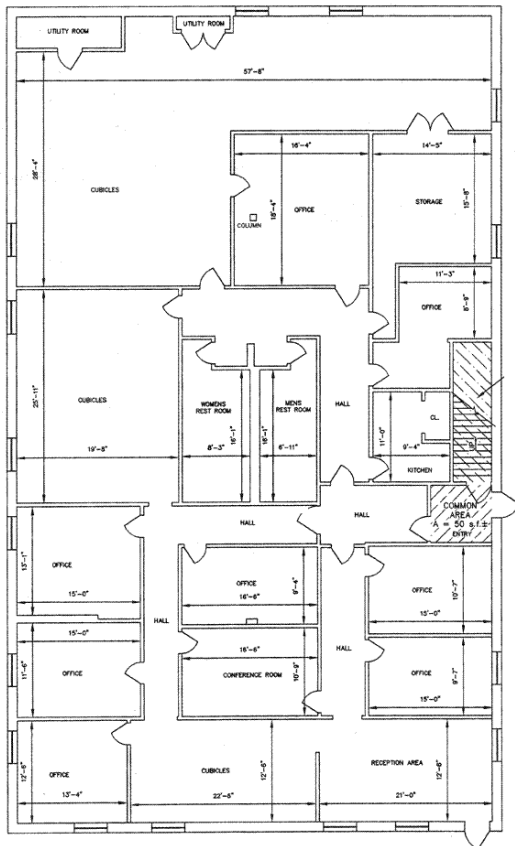
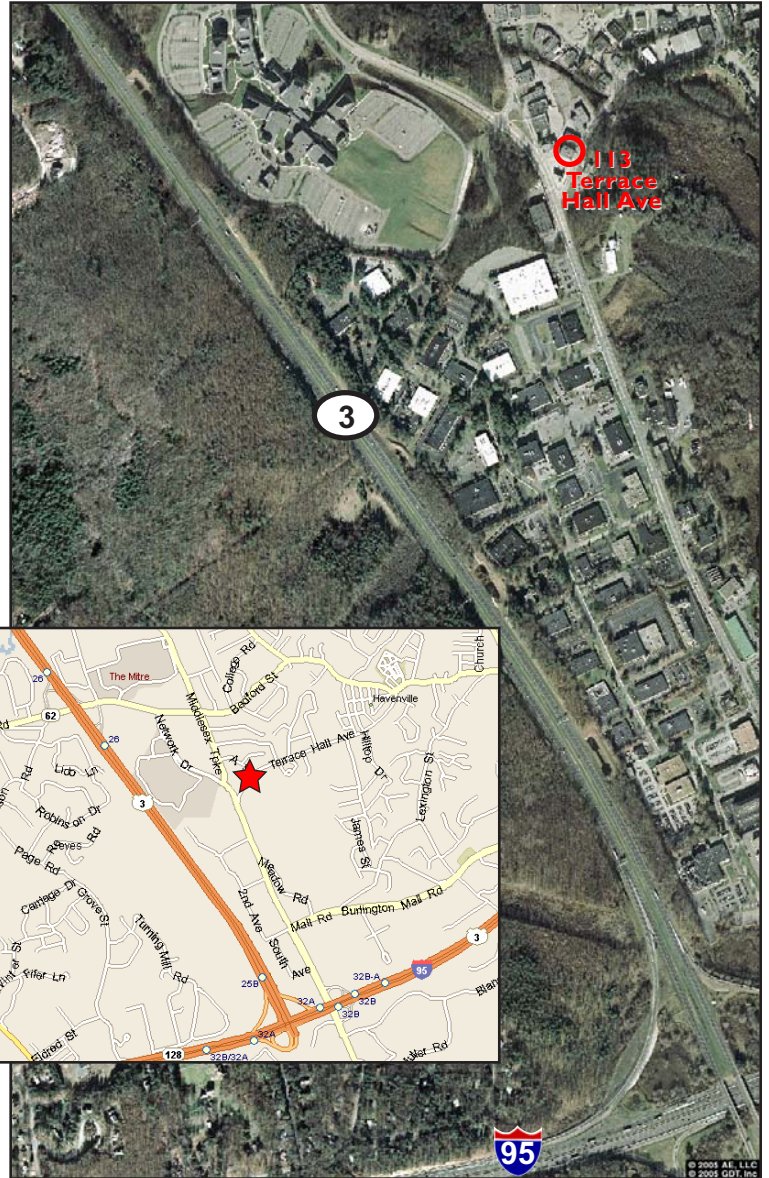
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**LINCOLN  
PROPERTY  
COMPANY**

# 113 TERRACE HALL AVENUE BURLINGTON, MASSACHUSETTS

## BUILDING SPECIFICATIONS

Total Square Footage:	6,000 SF
Heat/AC	Gas fired rooftop units
Roof:	Rubber membrane
Date of Availability:	April 1, 2008
Zoning:	General Industry (IG)



FIRST FLOOR PLAN  
 0 4 8 16  
 SCALE: 1" = 8'-0"

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