



CBRE

Suburban Boston's Newest & Most Significant 45-Acre Master-Planned Live-Work-Play Campus

5 KING STREET

@ KING STREET COMMON



500k SF of Highly-Flexible
Existing Space on
41.3 Acres



Substantial and Redundant Power
20,000 Amps Total



High Quality Existing Office Improvements



Unparalleled Amenities
both Existing and Planned



I-495 Highway Frontage



Connection to Town Sewer

Introducing King Street Common, a 45-acre site with a current buildout of approximately 500k+ SF of Office/R&D/Advanced Manufacturing space.

Recent zoning changes to provide for the development of up to 2 Million SF of mixed use development including a major sewer extension program via a \$28 million appropriation.

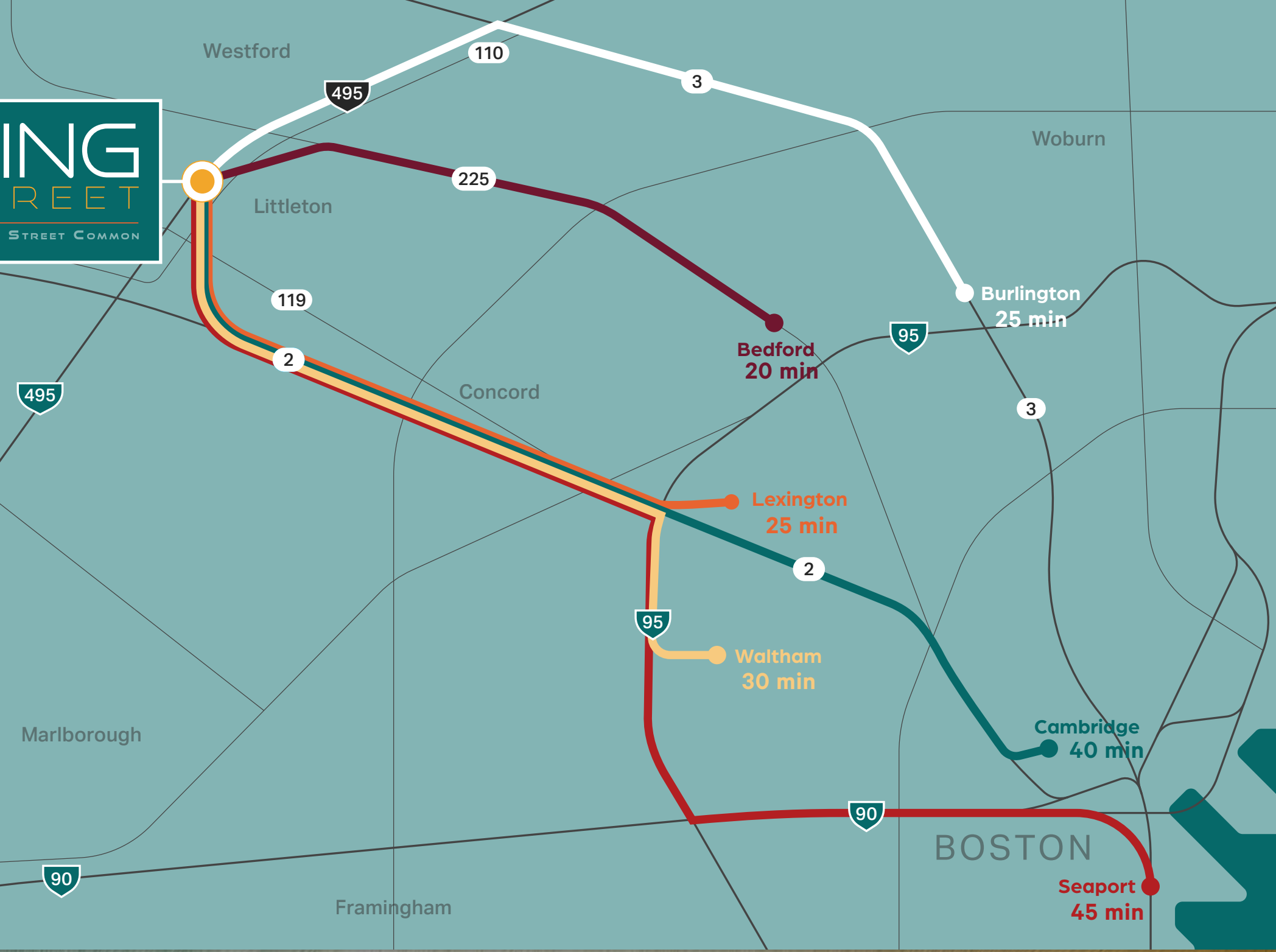
Upon completion, King Street Common will become a market-leading, master-planned, live-work-play redevelopment consisting of significant retail amenities, multi-family residential, and additional commercial development expansion to meet the heavy-infrastructure requirements of today's tenants in a variety of sectors – life science, advanced manufacturing, green energy, robotics, and medical device development.






550 King Street is located less than a mile from Exit 31 off I-495, at the intersection of Routes 119 and 110 in Littleton, MA.

This location offers excellent accessibility further complemented by the on-site Lowell Regional Transit Authority (LRTA) bus stop which services the Charles A. Gallagher Transit Terminal in Lowell.



Transportation and Access

The point

GREAT ROAD KITCHEN
DYNASTY BAR & CULINARY

COURTYARD
BY MARRIOTT

metroROCK
ROCK CLIMBING CENTERS

MARKET BASKET
"MORE FOR YOUR DOLLAR"

MASALA BAY
GRILL

TAVERN
IN THE SQUARE

Starbucks

Taka

MELT-FIT

Salad Creations

ANTHONY'S
COAL FIRED PIZZA
PIZZA WELL DONE

CORNERSTONE
SQUARE

Westford
0.8 miles/3 min
East

pure barre

{B} BURTONS
GRILL & BAR

Panera BREAD

EVVIVA
TRATTORIA

Rangoli Grill

KIMBALL
FARM

CVS
pharmacy

5 KING
STREET
@ KING STREET COMMON

Constitution Avenue



110

119

EGRESS

INGRESS

Russell Street

Shea Street

Partridge Lane

King Street

Village Lane

Farmstead Way

Robinson Road

White Street

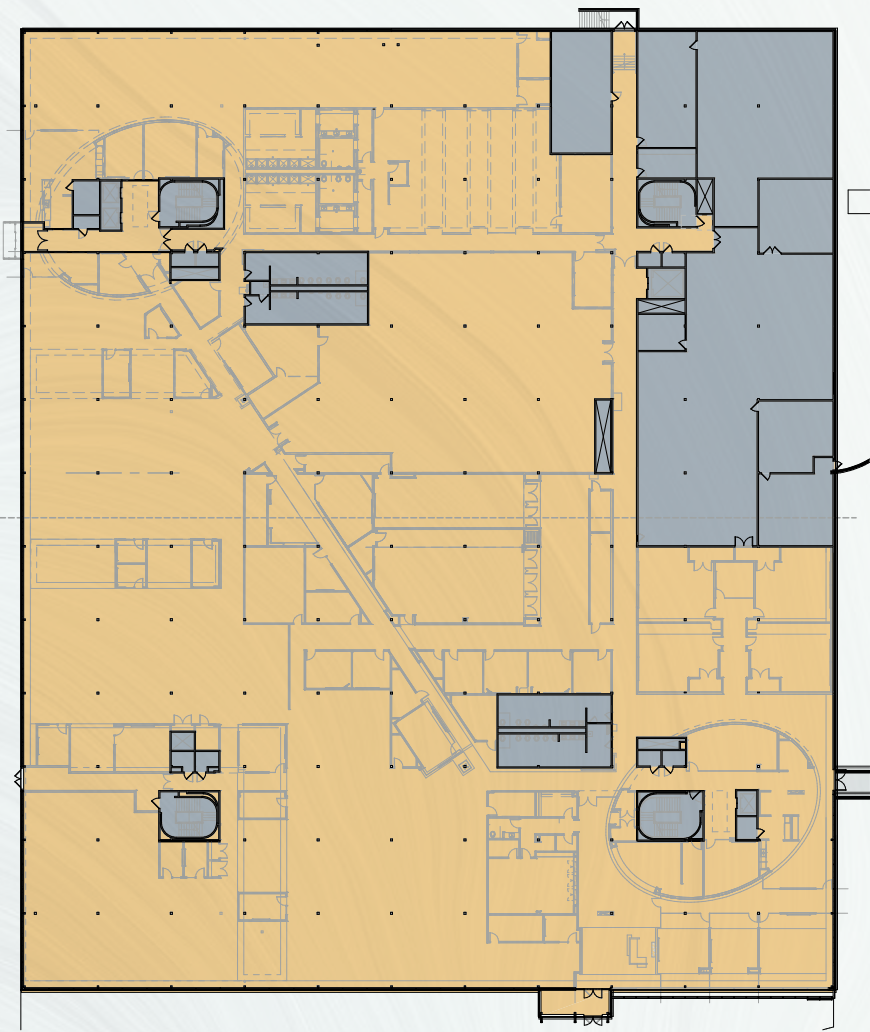
Great Road

Area Amenities & Access

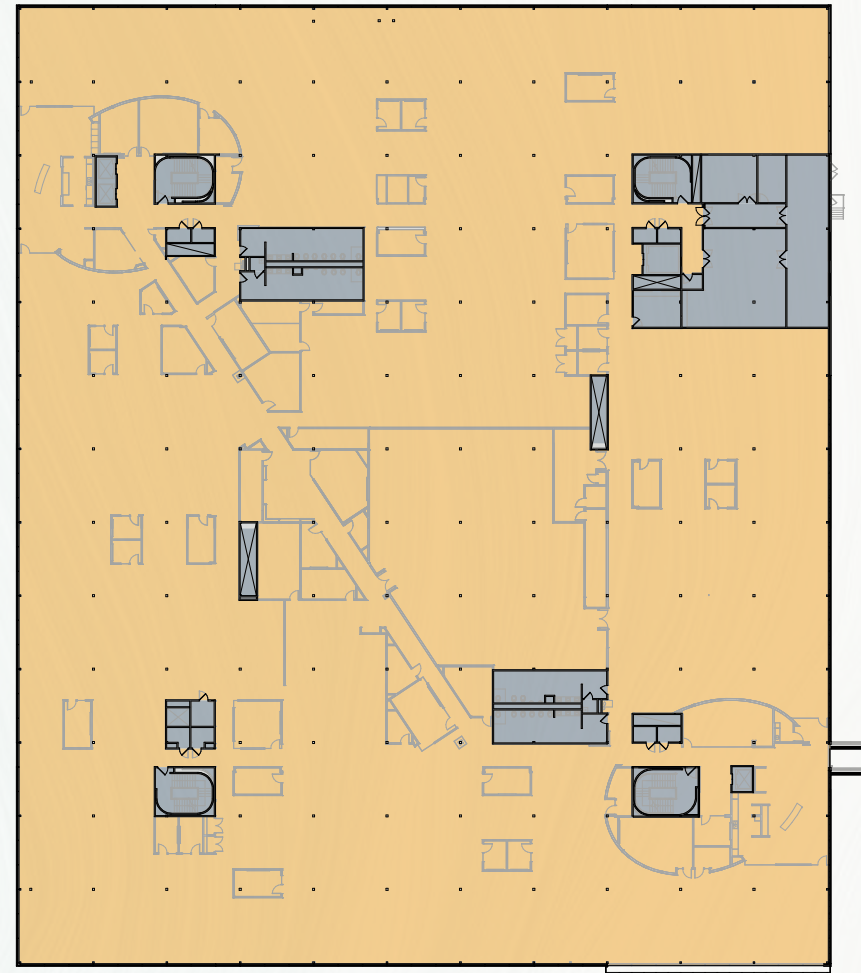


Proposed On-Site Retail

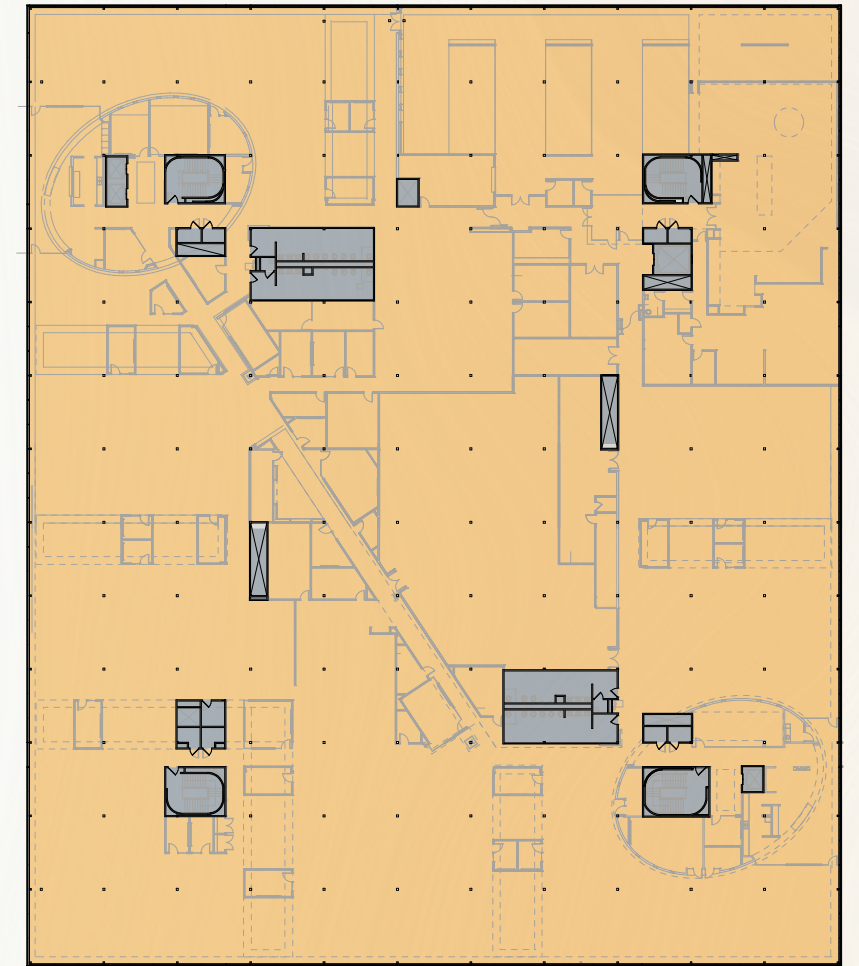
62,653 SF
Ground Floor Plan



104,674 SF
Second Floor Plan



107,399 SF
Third Floor Plan



Building A: As Built

Outstanding Corporate HQ Opportunity



CBRE

5 KING STREET

@ KING STREET COMMON

Brian McKenzie

Executive Vice President
+1 617 439 7813
brian.mckenzie@cbre.com

John Wilson

Executive Vice President
+1 617 439 7811
john.wilson15@cbre.com

Christian Vallis

Associate
+1 978 223 8582
christian.vallis@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

