

# 400 RIVERPARK

**CBRE**



# EXCELLENT LOCATION

## NORTH READING AMENITIES WITHIN 5.0 MILES



## WILMINGTON AMENITIES WITHIN 3.5 MILES



**400 RIVERPARK**

amazon



EXIT 39

TERADYNE

FedEx

PAYCHEX

Takeda

amazonrobotics



# AMENITY FLOOR



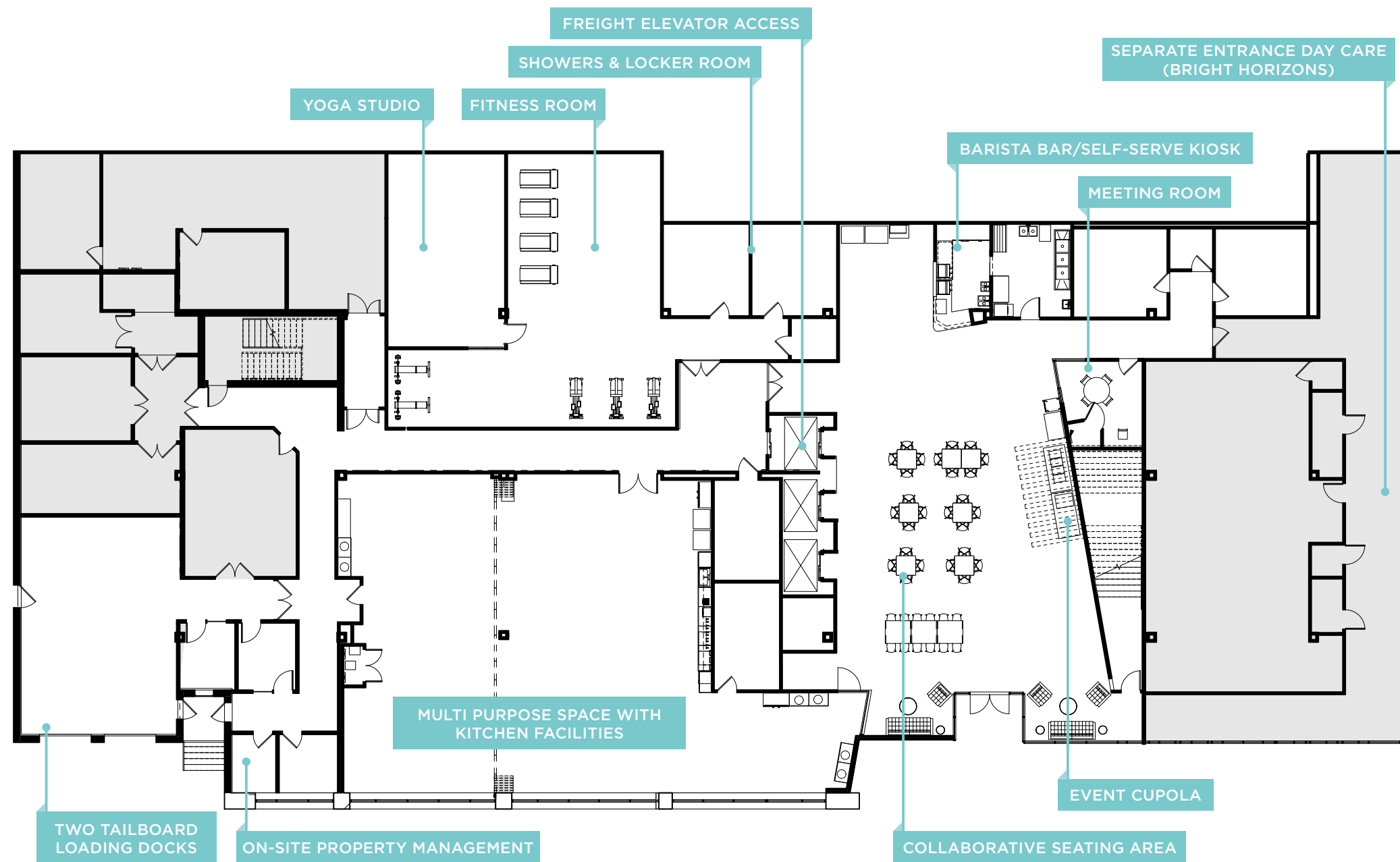
YOGA STUDIO



FITNESS ROOM



LOBBY: UPPER LEVEL



FOURTH FLOOR CAFÉ



COLLABORATIVE SEATING AREA



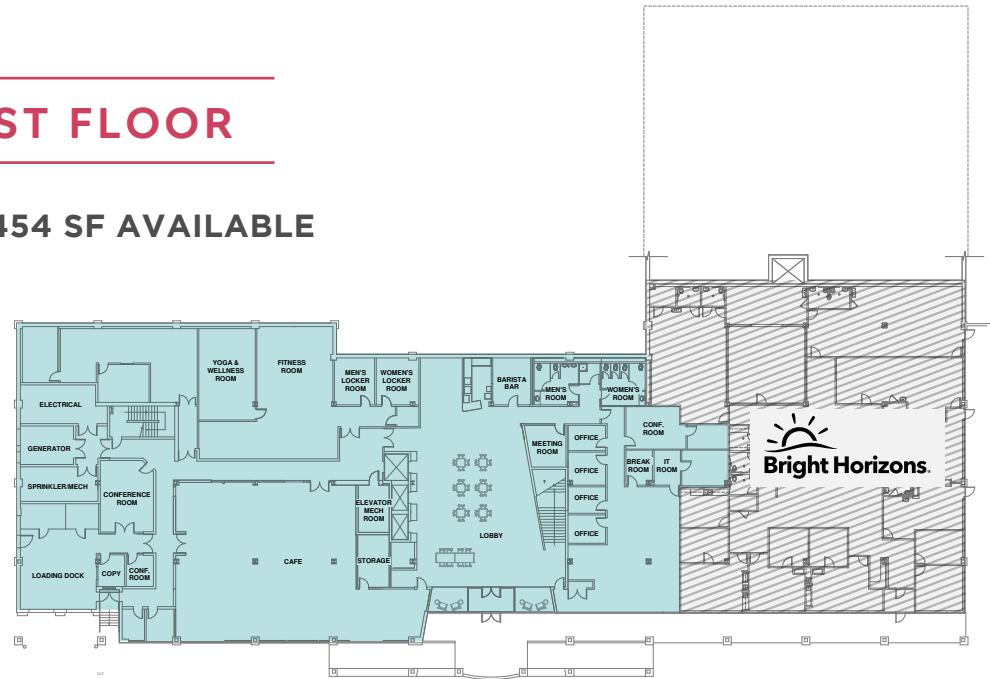
ON-SITE DAYCARE



# AVAILABLE SPACE

## FIRST FLOOR

17,454 SF AVAILABLE



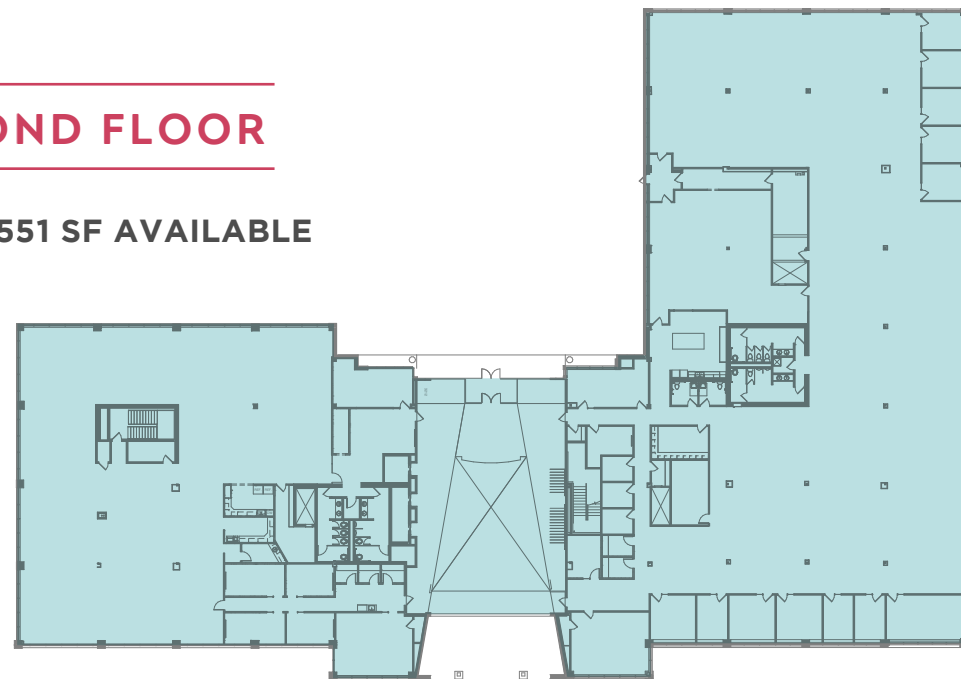
## THIRD FLOOR

41,178 SF AVAILABLE



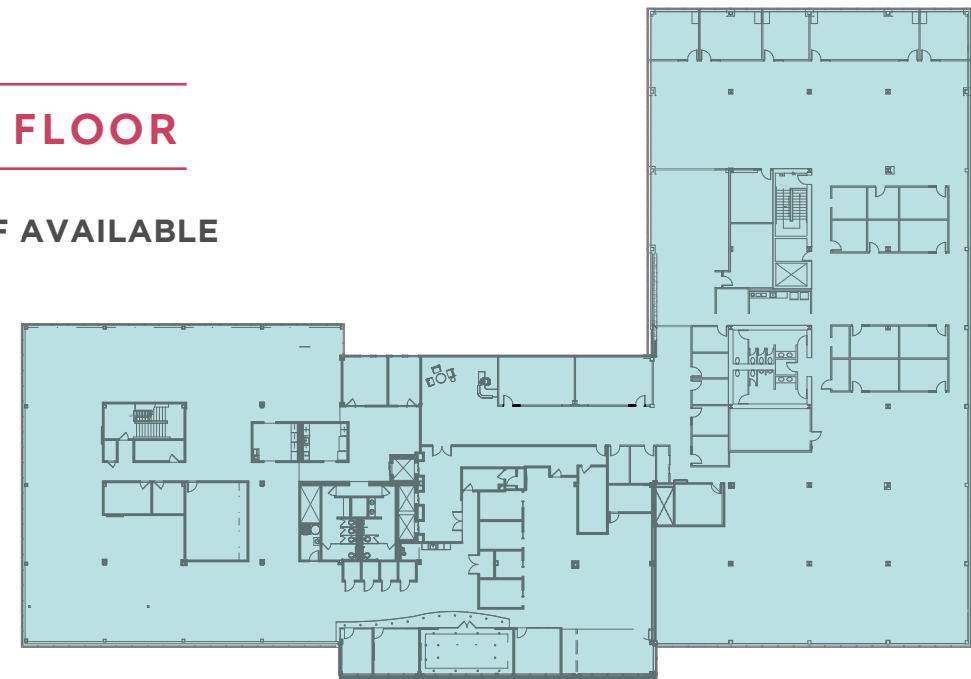
## SECOND FLOOR

39,551 SF AVAILABLE



## FOURTH FLOOR

41,178 SF AVAILABLE





# BUILDING SPECIFICATIONS

<b>Total Building Size</b>	150,227 SF	<b>Roof</b>	Fully adhered, single-ply, EPDM membrane
<b>Lot Size</b>	13.5 acres	<b>Electrical Service</b>	2,500 Amp, 3 phase/4 wire, 277/480 Volt
<b>Year Built</b>	1992, renovated 2008	<b>Fire Protection</b>	Wet sprinkler system
<b>Stories</b>	Four	<b>Parking</b>	3.6/1,000 SF
<b>Construction</b>	Brick facade with bronze finish thermal pane windows	<b>Elevators</b>	Two passenger, one freight
<b>Loading</b>	Two tailboard docks	<b>Utilities</b>	Electric: Reading Municipal Light District Gas: National Grid Water: Town of North Reading Sewer: Town of North Reading
<b>Clear Height</b>	Finished Ceiling Height: 8'6" Floors 1-3 Clear Height: 10' 7" under joist/12' floor to floor Floor 4 Clear Height: 13' under joist/ 15' 6" floor to floor	<b>Amenities</b>	Food service, fitness center, childcare, on-site property management
<b>HVAC</b>	Six 70-Ton Daiken Rooftop Packaged Units. New 2020/2021  Three multi sectional boilers (located on 4th floor) original equipment 1991		

## CONTACT

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# CBRE

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