

# 4 TECHNOLOGY DRIVE

CP

PEABODY, MA

NOW AVAILABLE

17 miles to  
Boston &  
Logan Airport

4 Technology Dr.

## AVAILABLE SQ FT

7,415 sf on the 2nd floor

## DESCRIPTION

First Class Office, Medical and Flex Space  
3.3 parking spaces per 1000 sf  
Excellent panoramic window line

## **2nd Floor**

Ideal for those seeking outstanding sunlight, modern finishes and open space. There is a full service modern kitchen in the suite, a floor to ceiling glass enclosed conference room and six existing offices.

## LOCATION

Strategically located at the junction of Route 128 and I-95 and only 17 miles to Boston and Logan International Airport, Centennial Park's campus-like setting offers 2 on site hotels and an on-site restaurant. Nearby amenities include the North Shore Mall, restaurants, health clubs, health care, and a myriad of additional service providers and recreational options abound.

Corporate neighbors include TALX, Carl Zeiss, Converge, Analogic, Boston Acoustics, BMW of Peabody, Avnet, Weston & Sampson Engineers, Marriott Hotels and The Children's Hospital opening in 2010.



CP

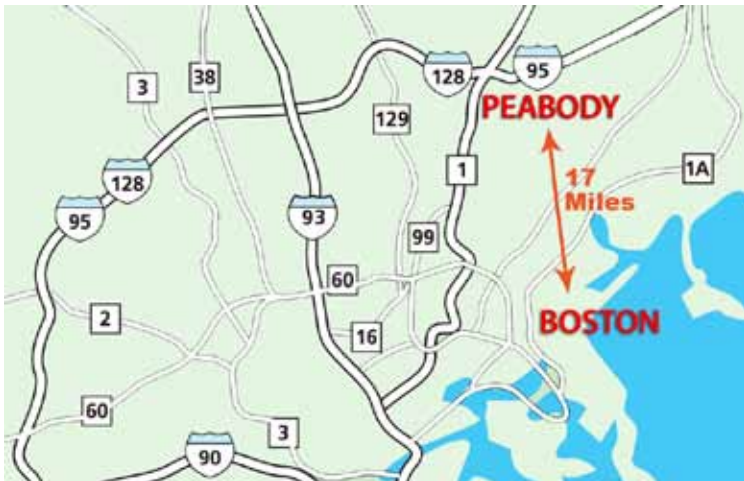
**COMBINED PROPERTIES**

300 Commercial Street, Suite 25  
Malden MA 02148

Tel: 781.321.7800 - Fax 781.321.5144  
[www.CombinedProperties.com](http://www.CombinedProperties.com)

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Visit [PEABODYWORKS.com](http://PEABODYWORKS.com) for more information on Centennial Park

## SPECIFICATIONS

7,415 sf First Class Office or R&D Space Available

Address - 4 Technology Drive  
Peabody, MA 01960

Elevator - 1 limited use elevator lift for the disabled

Ceiling Height - 8'-10"

Loading - 4 tailboards 8'H x 8'W

Lighting - 2'x4' recessed sodium vapor & fluorescent

Construction - Steel frame & concrete

Column Grid - 24' x 24'

Windows - Curtain wall construction

Roof - Rubber membrane

Fire Preven. - Wet sprinkler system

HVAC - Individually controlled gas fired roof top units

Electricity - Peabody Light Dept

Natural Gas - Keyspan

Water - City of Peabody

Sewer - City of Peabody

Telecom - Fiber available

## CONTACT

Greg Regazzini - VP, Director of Leasing  
Tel: 781.321.7800 x318  
Fax: 781.321.5144  
GRegazzini@CombinedProperties.com  
[www.CombinedProperties.com](http://www.CombinedProperties.com)

  
**COMBINED PROPERTIES**