



AMERICAN COMMERCIAL REAL ESTATE, LLC

NOW AVAILABLE

RETAIL SPACE

1,600 SF, currently Vintner's Circle

FIRST CLASS MEDICAL OFFICE SPACE

10,000 SF Avail., divisible to 1,155 SF

See Floor Plan, Page 3

ANCHOR Market Basket, Marshall's, HomeGoods, Panera Bread, Petco

PROJECT SIZE 238,410 SF , 31 acres

FRONTAGE 4,000 + ft. on I-495, Boston Rd. & Littleton Rd. (Rt. 110)

ADT 100,000 +

MEDIAN INCOME \$105,000–140,000

MARKET (15 min drive time) 229,000, 82,500 households

LOCAL EMPLOYERS include IBM, Red Hat, Net Scout, many more

ADJACENT HOTELS include Marriott Residence Inn, Hampton Inn & Suites, Westford Regency

WEBSITE www.cornerstonesquare.com

AMERICAN COMMERCIAL
REAL ESTATE, LLC

Contact:

Dusty Burke - dusty@acrec.com

508-735-6378

Cornerstone Square

83 Boston Rd. at I-495 Exit 32, Westford, MA

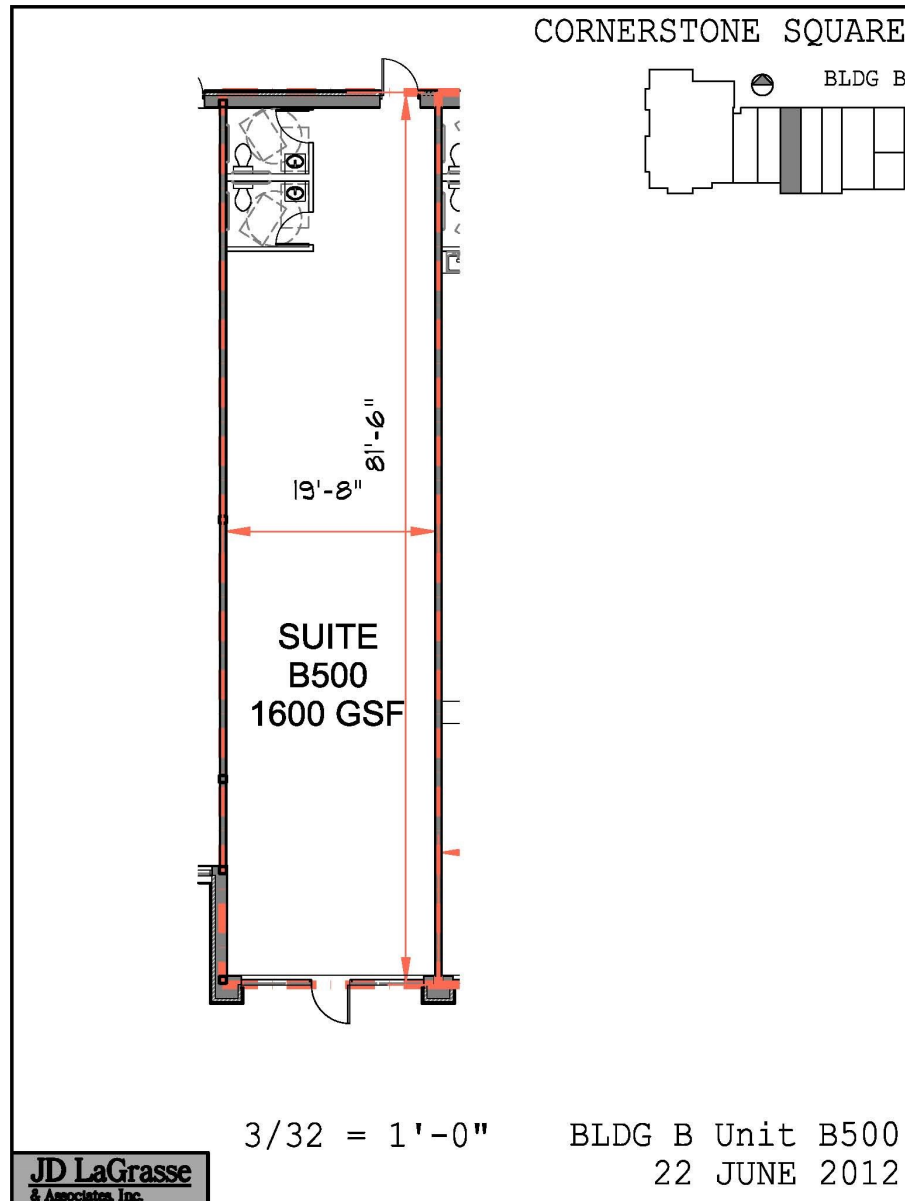
1,600 SF Retail and 10,000 SF Medical Office Space Available



Project Overview April 1, 2014

On behalf of Westford LC, LLC, American Commercial Real Estate is pleased to announce that the 238,410 SF **Cornerstone Square** in Westford has 1,600 SF retail and 10,000 SF of first class medical office space available. Anchored by Market Basket, Marshall's, HomeGoods, and five distinctive restaurants situated on 31 acres at Exit 32, with 4,000+ feet of frontage on I-495, Rt. 110 and Boston Rd., in the heart of high tech Westford, MA, Cornerstone Square sets a new standard in the region for distinctive architecture, quality products, exceptional value and unparalleled convenience.

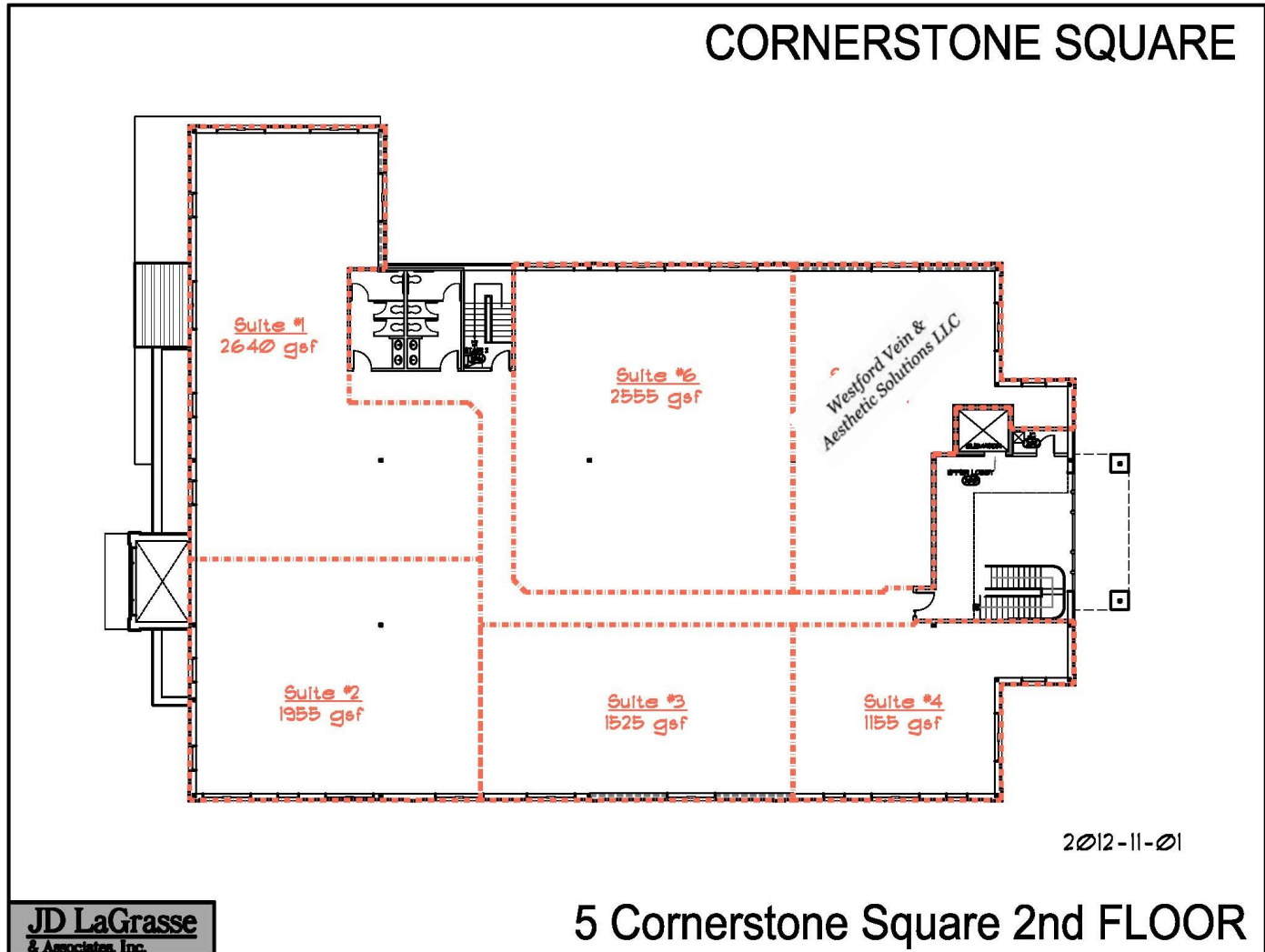
1,600 SF Retail Space



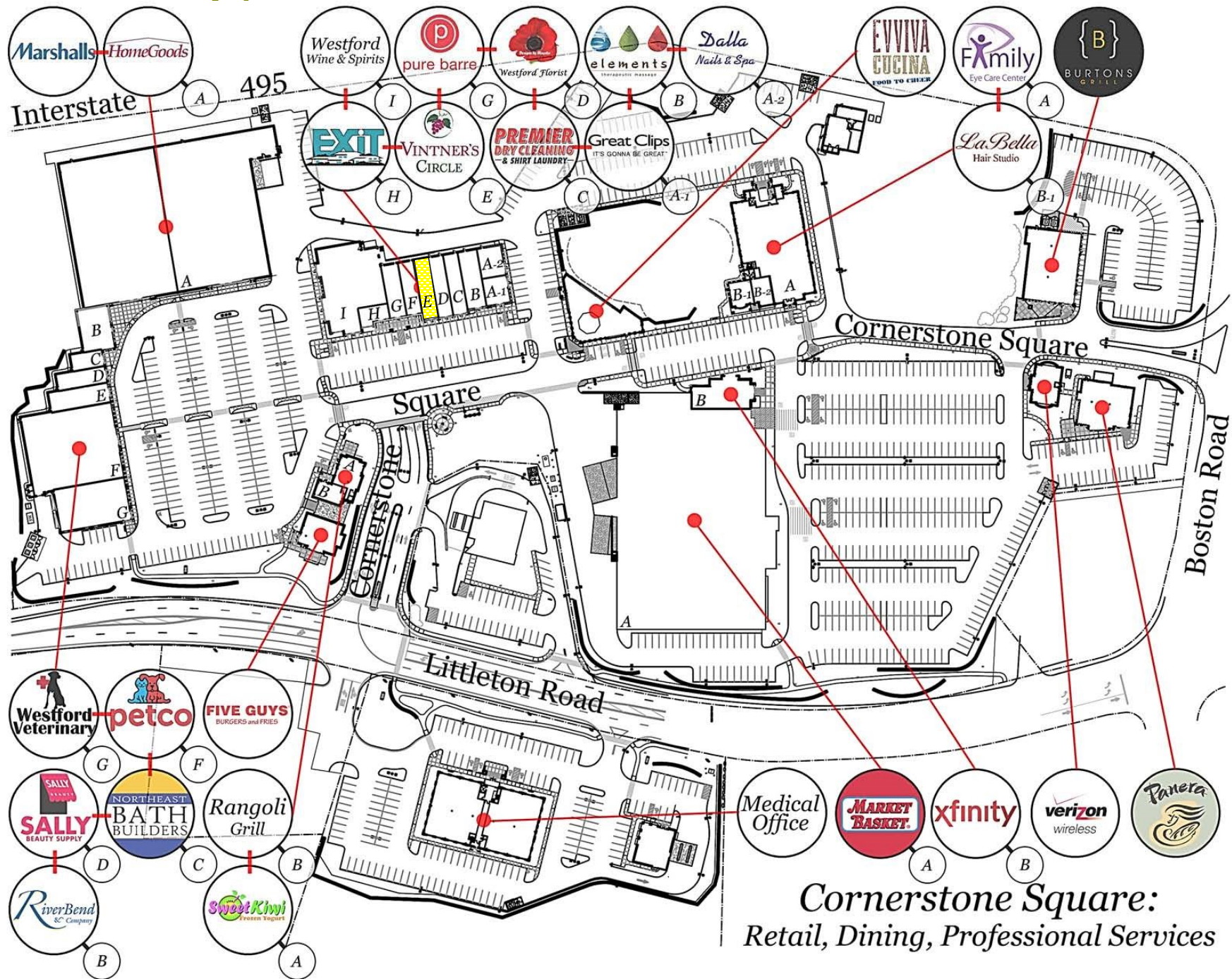
Cornerstone Square is the “Cornerstone” of the Westford Commerce and High Tech Corridor. Often referred to as “Cambridge North,” Westford enjoys such corporate giants as IBM, Juniper Networks, Red Hat, Comcast, Sonus Networks and Net Scout. Three neighboring major hotels, a technical high school, ski area, two enormous child learning centers, and ten office parks within one mile of Cornerstone Square serve these major employers. With thirty attractive restaurants and stores, Cornerstone Square provides the 93,200 employees and 229,000 consumers in a fifteen minute drive time easily accessible shopping and dining experiences.

10,000 SF Medical Office Space In Region's Most Distinctive and Convenient Professional Center

Cornerstone Square is ideally situated for medical office users, located in this brand new high volume retail, dining and professional center. Available spaces range from 1,155 SF to 10,000 SF, located above Family Eye Care Center.



Leasing Plan



Cornerstone Square:
Retail, Dining, Professional Services