



CROSSROADS CENTER

Framingham, Massachusetts

PROPERTY OVERVIEW

ADDRESS	125, 135, 135 PENNSYLVANIA AVENUE FRAMINGHAM, MA 01701
LOCATION	FRAMINGHAM TECHNOLOGY PARK
SQUARE FOOTAGE	400,000
USE	OFFICE AND GARAGE
FLOORS	2 BUILDINGS, 6 STORIES EACH
GARAGE	1,245 CARS

TRANSACTION SUMMARY

In 2008, Congress Group Fund II assembled adjacent land at 125, 135 & 137 Pennsylvania Avenue in Framingham Massachusetts through three separately negotiated purchases. The assembled site is located in a region that is nationally recognized for its leadership in high-tech industries such as life sciences, computer software, internet businesses and biotechnology. The special, highly-favorable "Tech-Park Zoning" allows a higher density of development than other commercial or industrial districts located in Framingham. This special zoning has attracted such major corporations as Bose, Genzyme, and Staples. The project received site plan approval from the Town of Framingham in the Spring of 2010.

VALUE ADDED BY MANAGEMENT

Crossroads Corporate Center's hilltop location overlooks one of the busiest intersections in New England, the junction of I-90/Mass Pike and Route 9. The site offers an opportunity for a company to develop a headquarters that will express its corporate personality-in a location that provides a whole new level of visibility and is conveniently accessible for the surrounding area workforce.



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