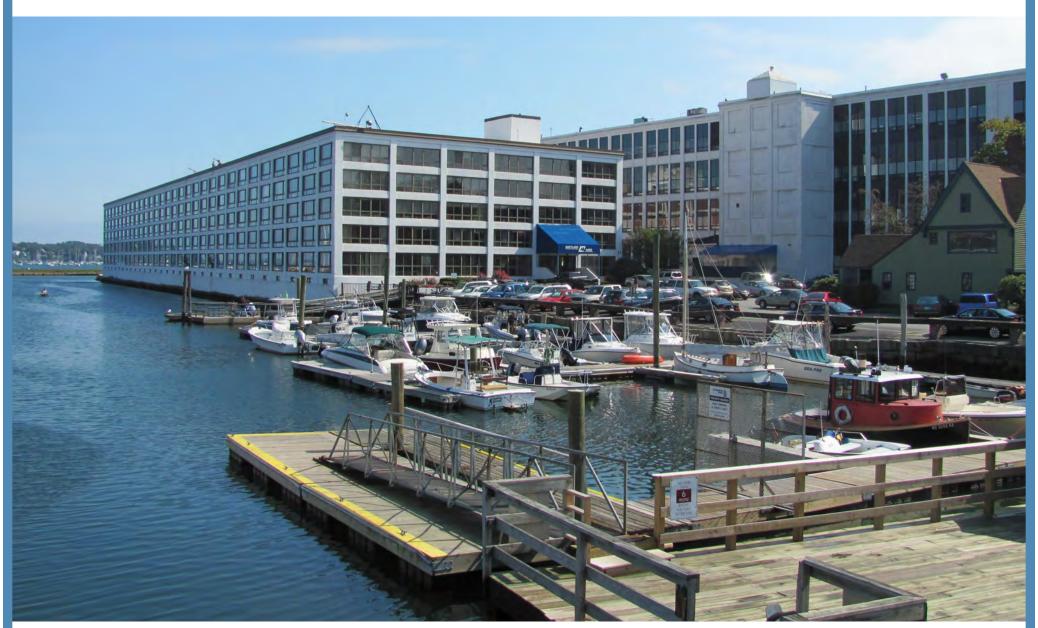
As the exclusive agent, Nordlund Associates Inc. is pleased to present leasing opportunities at Shetland Park, Salem's waterfront business center.







LOCATION

Shetland Park, located on the harbor-front, provides a unique business/lifestyle atmosphere combining proximity to downtown Salem amenities, ease of access to restaurants and shops, and public transportation — including the Salem to Boston Ferry.

AMENITIES

Available to Shetland Park tenants include:

- 24/7 on site Campus security.
- Close proximity to downtown Salem amenities including, Hotels, restaurants, shopping Plaza, Public Transportation and Boston/Salem Ferry Shuttle.
- On site Management staff.
- Parking garage and dedicated parking.
- Oceanfront location with views of Salem Harbor, as well as Marina Slips!

AVAILABILITY

- Suites range in sizes from 2,000 SF to 15,000 SF with over 50,000 SF currently available for lease.
- Various configurations for both flex and office spaces. Ability to create modern office finishes with one of a kind harbor views.
- Competitive modified gross rates with attractive Tenant Improvement packages.









Shetland Park:

Developed in 1924, Shetland Park offers tenants both Verizon and Comcast for communications, city water and sewer, both passenger and freight elevators, and hardwired fire alarm with a wet sprinkler system. The 30 acre campus lies within its own zone along the Salem Waterfront and is labeled the "Waterfront Overlay District" which allows numerous uses.

Building 1:

Building 1 totals 200,550 SF and consists of five (5) floors of professional office space. All suites offer a water view, and are constructed with modern finishes, 100% HVAC, and large operable windows overlooking the harbor. Office suite sizes range from 2,000SF – 15,000 SF.

Building 2:

Building 2 totals 500,000 SF and consists of four (4) floors of flex space featuring a staffed café and flexible suite configurations. Suites are comprised of 14 foot high ceilings, 100% HVAC, floor to ceiling windows throughout. Building offers shared shipping and receiving access with a common freight elevator.







For more information Contact:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All partiesmay solicit their own advisor (s) to conduct a careful, independent investigation of the proper-ty to determine your satisfaction the suitability of the property for your needs.

