

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.
- 0% Common Area Fee, Tenants pay only for the space they occupy!





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.



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