

Where **aspiration** meets innovation



THE | PARK  
AT BEAVER BROOK

Build-to-Suit Opportunities  
495's Newest Innovation Campus

# Redefining **worklife**

**The Park at Beaver Brook** is a premier business campus and development site that offers an unprecedented opportunity to reimagine the way we work through a powerful combination of **natural setting**, **growth possibilities**, **bright and airy open spaces**, **sustainable infrastructure**, and **robust amenities**.



With a flexible combination of expansion options **unlike anything in greater Boston**, *The Park* gives you the freedom to explore and build the workplace of tomorrow—one that **encourages creativity, optimizes business, and attracts and retains the best talent**.

**The Park at Beaver Brook** is the newest master planned campus by **Campanelli**, a vertically integrated commercial real estate development company with over **seven decades of success developing, building, and acquiring over 25 million square feet of property**.





# A fresh take

## in an evolving world



*The Park*  
can make  
your vision  
a **reality**:

A contemporary solution that supports the needs of the post-pandemic workplace, *The Park's* unique characteristics provide the opportunity to create a meaningful business-meets-lifestyle experience that changes the work paradigm.

### Build-to-suit opportunities

over 100 developable acres zoned for office, research and development, light manufacturing, and more

- ✓ **First-class facilities and infrastructure**
- ✓ **Convenient access**  
immediately adjacent to Route 495
- ✓ **A variety of building layouts** and adaptable floor plans
- ✓ **Over 340 acres** of conservation, public, and private land with ample recreational space

### A full suite of amenities

Amenities



FIRE PIT



BIKE RACKS



FOOD SERVICE



CONFERENCE CENTER



CAFÉ



SPORT COURT



FITNESS CENTER



OUTDOOR DINING





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