



FIFTY FIVE WALKERS BROOK



FOR LEASE
24,793 SF
CLASS A OFFICE



**CUSHMAN &
WAKEFIELD**



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55 Walkers Brook Drive is a 139,356 SF Class A office building for lease in Reading, Massachusetts with the entire fifth floor of 24,793 SF available immediately. The Property boasts state-of-the-art systems, high quality common area finishes and amenities including a café and fitness center, making the building one of the most attractive multi-tenanted assets in the 128 North submarket. Featuring highly functional floor plates, 12'6" slab-to-slab ceiling heights and a continuous window line provide abundant natural light with spectacular views of Lake Quannapowitt on the top floors. These first-class building attributes are complemented by a spacious lobby, modern finishes, new systems, pristine landscaping, a healthy parking ratio of 3.3 per 1,000 rentable square feet and on-site amenities including a newly-renovated full-service cafeteria with outdoor patio, brand-new fitness center with locker rooms and showers.

55 Walkers Brook Drive is strategically located immediately off Interstate 95, less than two miles from the Interstate 95/ Interstate 93 interchange, and is less than a 15 minute drive from Downtown Boston and Logan International Airport. Additionally, the Property is situated steps away from a host of dining and retail options, including the 466,000 square foot Crossing at Walkers Brook specialty center..

PROPERTY FEATURES

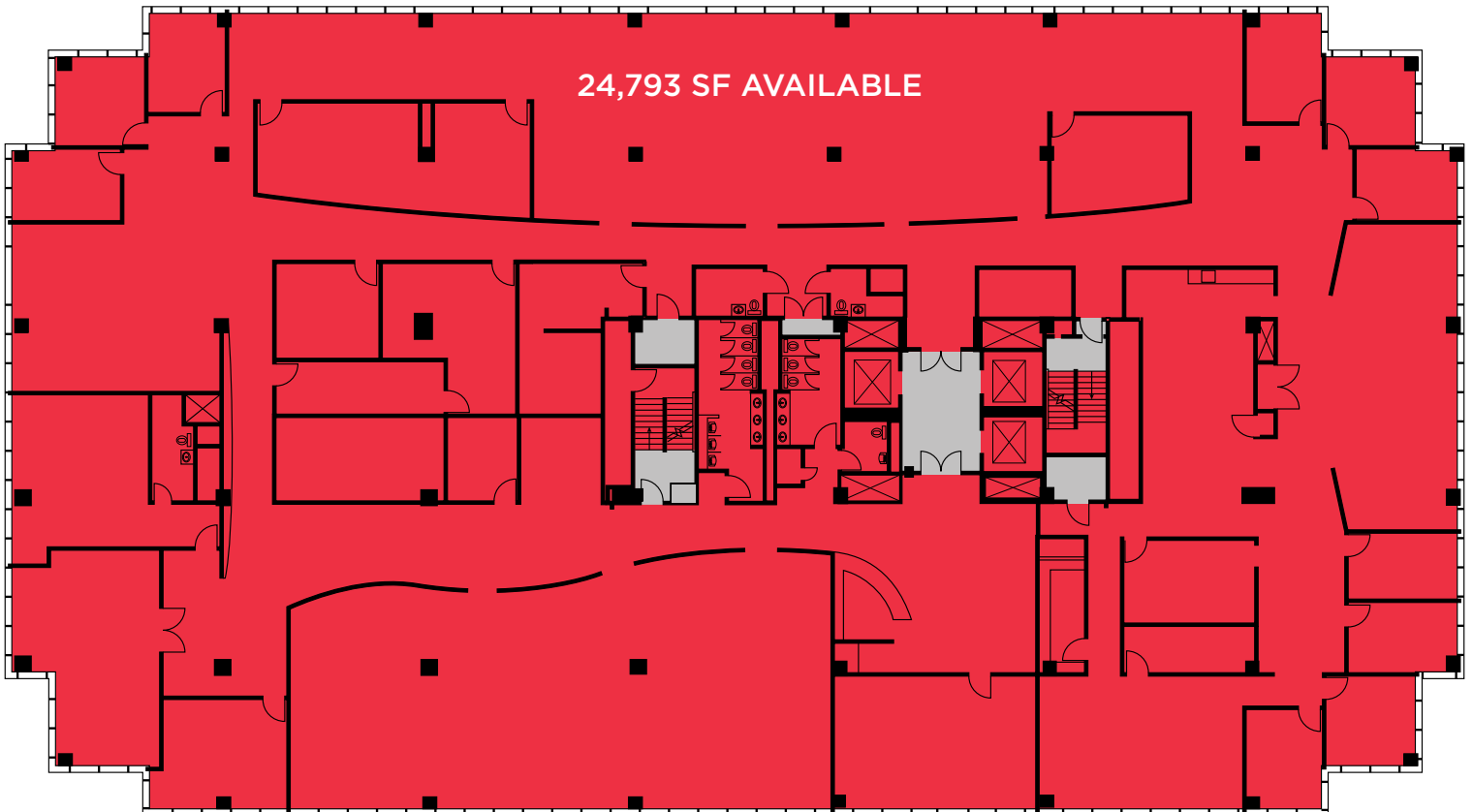
- Fitness Center 24/7 Access + Locker Room with showers.
- ATM in building
- Access to loading docks / freight elevator.
- Full Service Café - Breakfast, Lunch, In Suite Catering.
- Parking - 3.25 Parking Spaces per 1,000 Square Feet.
- Signage visibility from I-95 / Rte.128



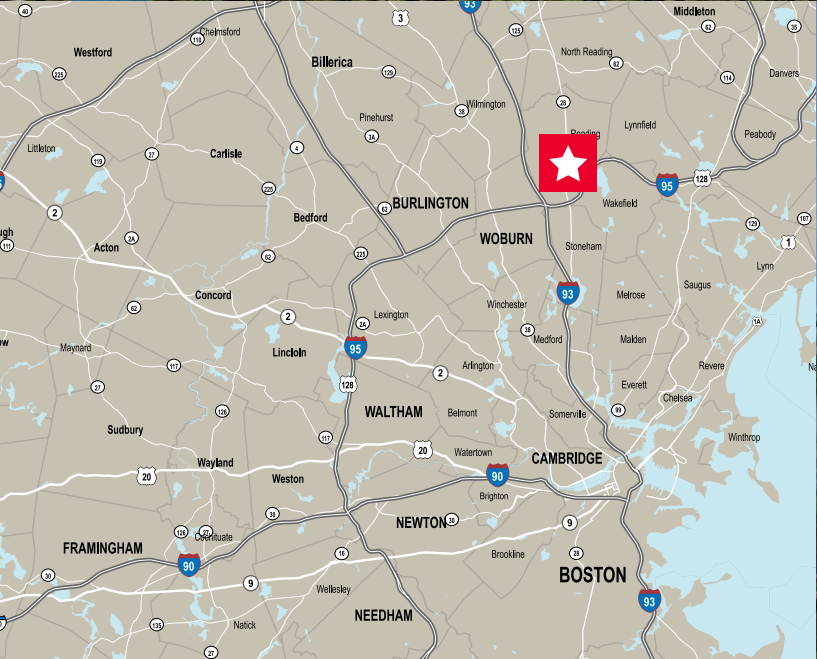
PROPERTY HIGHLIGHTS

Building Rentable Area	138,728 RSF	Life Safety	Fully sprinklered with multi-zoned fire alarm panel; smoke exhaust system; emergency 250 kva back-up generator
Year Built/Renovated	1986/2007/2012-2018	Security	Time magnetic locks on exterior entrances; card key access to tenant spaces
Floors Available SF	Six 24,793 SF	Electrical	3,000 amps, 480 volts 3 phase
Land Area	39.487 acres (includes 0.558 acre separate parcel)	HVAC	Variable air volume system, rooftop HVAC units; new highly-efficient Trane EMS
Parking	460 surface spaces (3.3 per 1,000 RSF)	Utilities	Water & Sewer: Town of Reading Gas: National Grid Electric: Reading Municipal Tel/Data/Fiber: Verizon, Comcast
Ceiling Heights	Slab-to-slab: 14'6" (1st) and 12'6" (2nd-6th) Finished: 10'0" (1st) and 8'6" (2nd-6th)	Amenities	Full-service café with outdoor patio, brand-new fitness center with locker rooms and showers, bike storage, Zagster bike sharing service
Loading	One dock-height overhead door and one dock-height platform with double doors		
Foundation	Reinforced concrete		
Elevators	Two passenger elevators 3,000 lb. capacity and one service elevator 3,500 lb. capacity		

FLOOR PLAN - FIFTH FLOOR



FIFTY FIVE WALKERS BROOK



Michael Dalton
+1 617 279 4560
Michael.Dalton@cushwake.com

Blake Baldwin
+1 617 279 4587
Blake.Baldwin@cushwake.com

Shayne O'Neil
+1 617 204 4115
shayne.oneil@cushwake.com

CUSHMAN & WAKEFIELD

225 Franklin Street
Boston, MA 02110
+1 617 279 4555
cushmanwakefield.com

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