

FOR LEASE

# 3 VAN DE GRAAFF DRIVE

LANDMARK THREE

Burlington, MA 01803



## 28,260 SF AVAILABLE

- + 28,260 SF available on the first floor
- + Dedicated tenant entry
- + Outstanding amenity package
- + Excellent highway exposure and access via Exit 33A off Interstate 95
- + LEED EB Gold certification



## CAPITAL IMPROVEMENTS

- + Food service with coffee bar
- + State-of-the-art fitness center
- + Conference center
- + Modern lighting and flooring
- + Restrooms and shower/locker area

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**CBRE** | New England

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## ABOUT THE PROPERTY

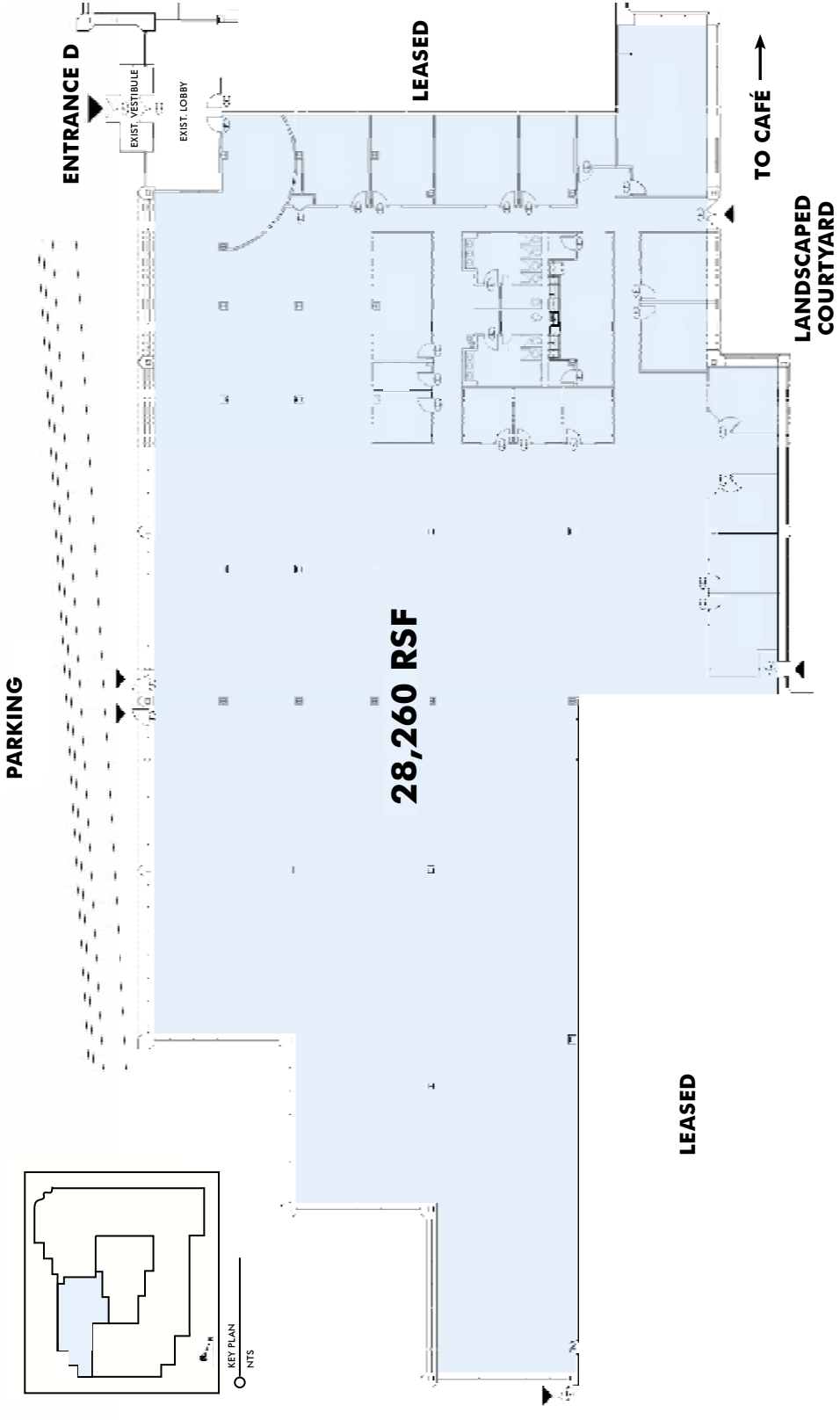
### 291,077 RSF BUILDING

- + Full amenity package (renovated in 2016) includes cafeteria with indoor and outdoor seating, conference center, fitness center with lockers/showers, a coffee bar with Starbucks/New England Coffee and courtyard meeting areas. Five restaurants, a variety of retail options and several hotels are within walking distance of the property
- + Highly efficient layout tailored to tenant requirements
- + Building features include state-of-the-art HVAC, electrical systems with dual-fed power from two separate substations, 12' ceilings and a landscaped courtyard
- + Mature corporate environment overlooking Route 95 at Exit 33A. Corporate neighbors include Samsung, Charles River Systems, FIS Global, Raytheon and Sophos





**FLOOR PLAN**





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## CONTACT US

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