

115 **FOURTH
AVENUE**

5,067 - 53,129 SF AVAILABLE



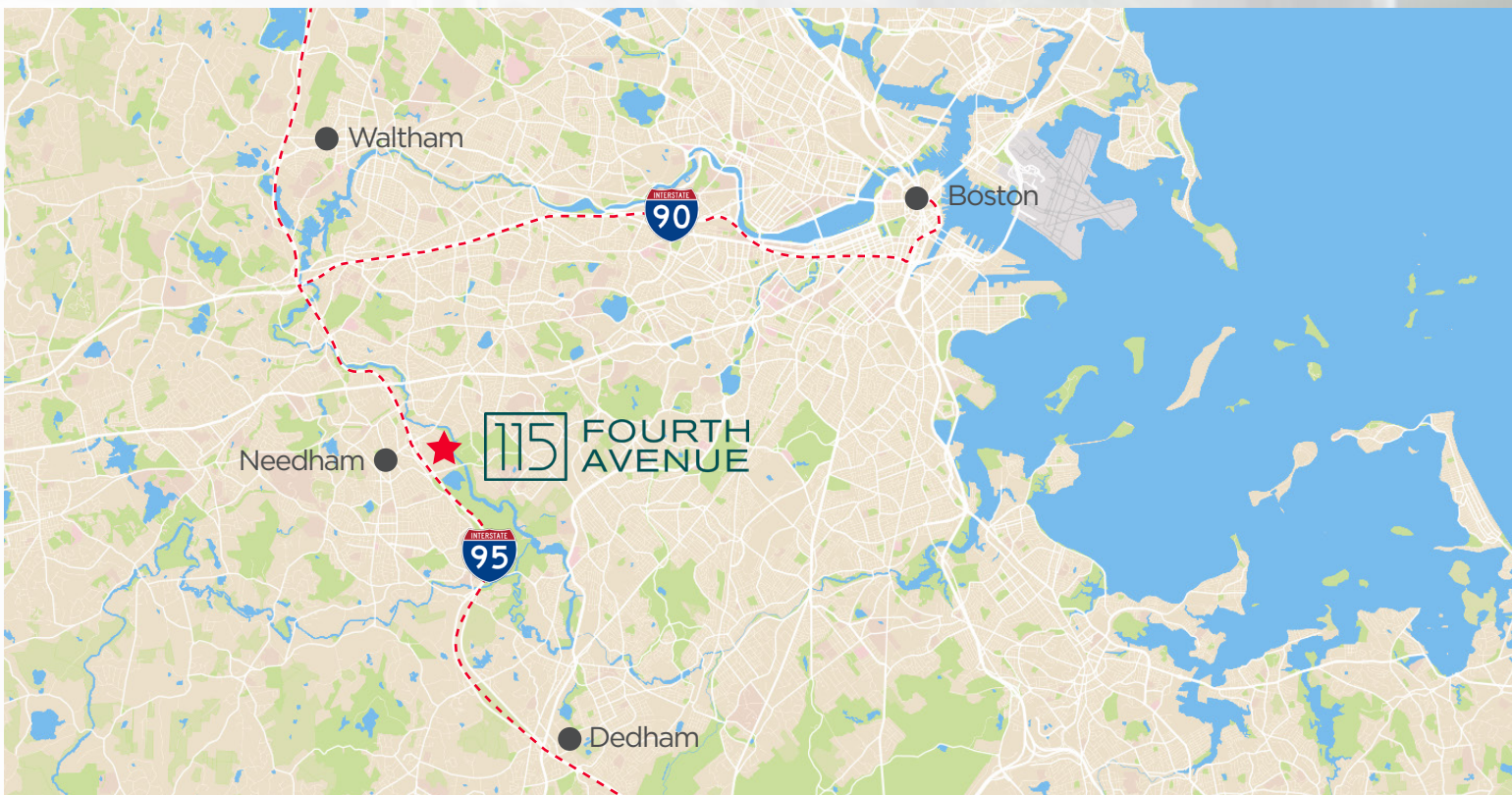
**CUSHMAN &
WAKEFIELD**

115 FOURTH AVENUE



PROPERTY OVERVIEW

Property Type	Life Science/Office
Year Renovated	2007 & 2019
Size	80,710 SF
Floors	Two
Slab-to-Slab	14'5"
Clear Height	14'6" on the 1st floor
Site	3.6 Acres
Parking Ratio	Office: 3.3 / 1,000 SF Lab: 2.0 / 1,000 SF
Utilities	
Water & Sewer:	Town of Needham
Gas:	National Grid
Electric:	Eversource
Tel/Data/Fiber:	Comcast & Verizon





DEVELOPMENT SINCE 2015



2
Hotels



530
Residential
Units



110K
SF of Retail

EXIT 19C

HIGHLAND AVENUE

EXIT 19B



New Interchange at Kendrick Street for easy on/off access

CORPORATE NEIGHBORS



EXIT 19A



4 MINUTES
to Route 9



9 MINUTES
to Route 1



6 MINUTES
to the Mass Pike

20 MINUTES
to Boston

NEEDHAM STREET

CHARLES RIVER
LANDING

THE KENDRICK

115



TWO MINUTE WALK
to kayaks, canoes, bikes, and
walking trails along the Upper
Falls Greenway, Charles River
and Cutler Lake

KENDRICK STREET



5 MINUTES
to Needham Heights
Commuter Rail Station



7 MINUTES
to Newton - Highlands
Green Line station



SITE IMPROVEMENTS

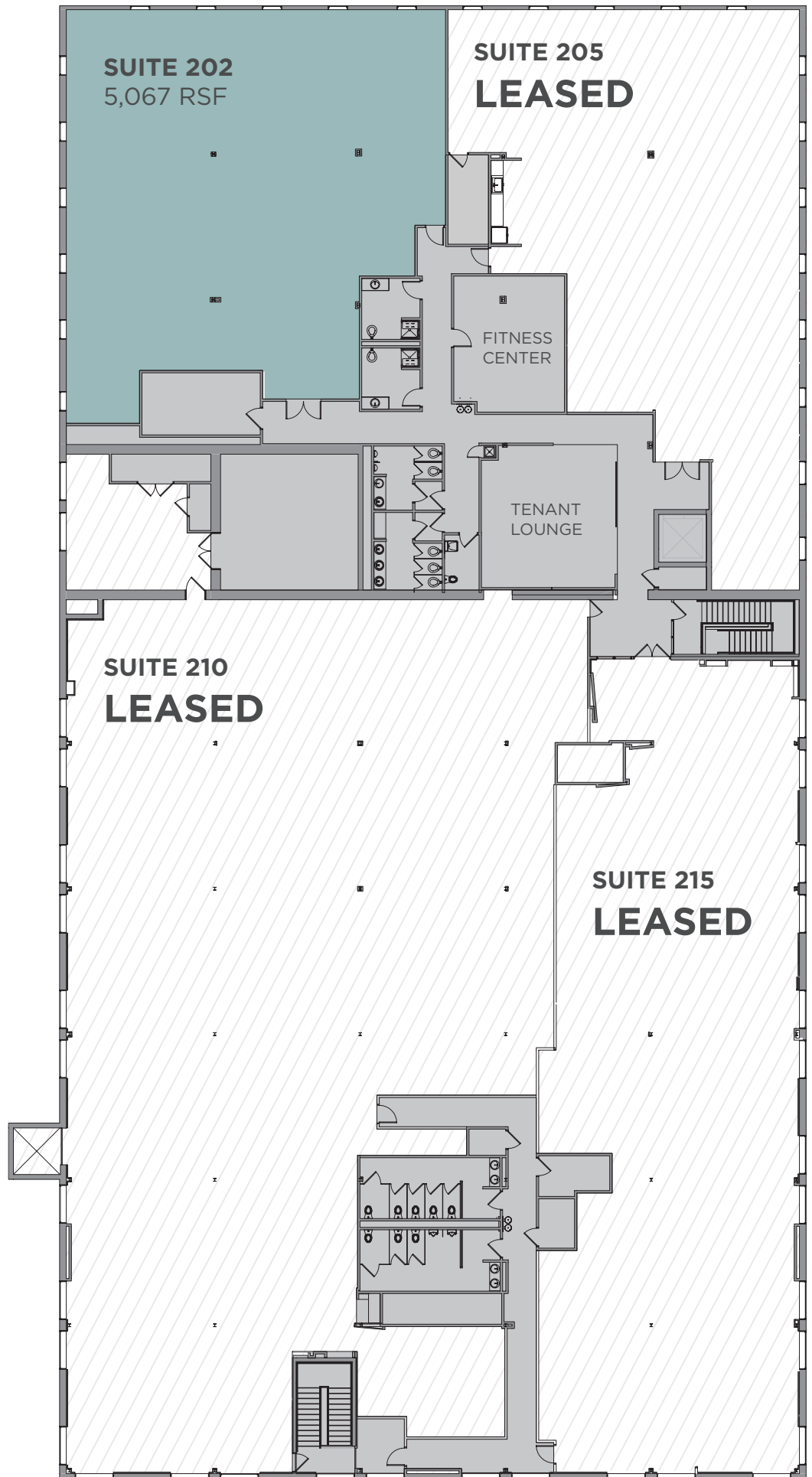
- New tenant lounge with LeanBox grab-n-go food service
- New fitness center with showers
- New patio
- Move-in ready spec suite



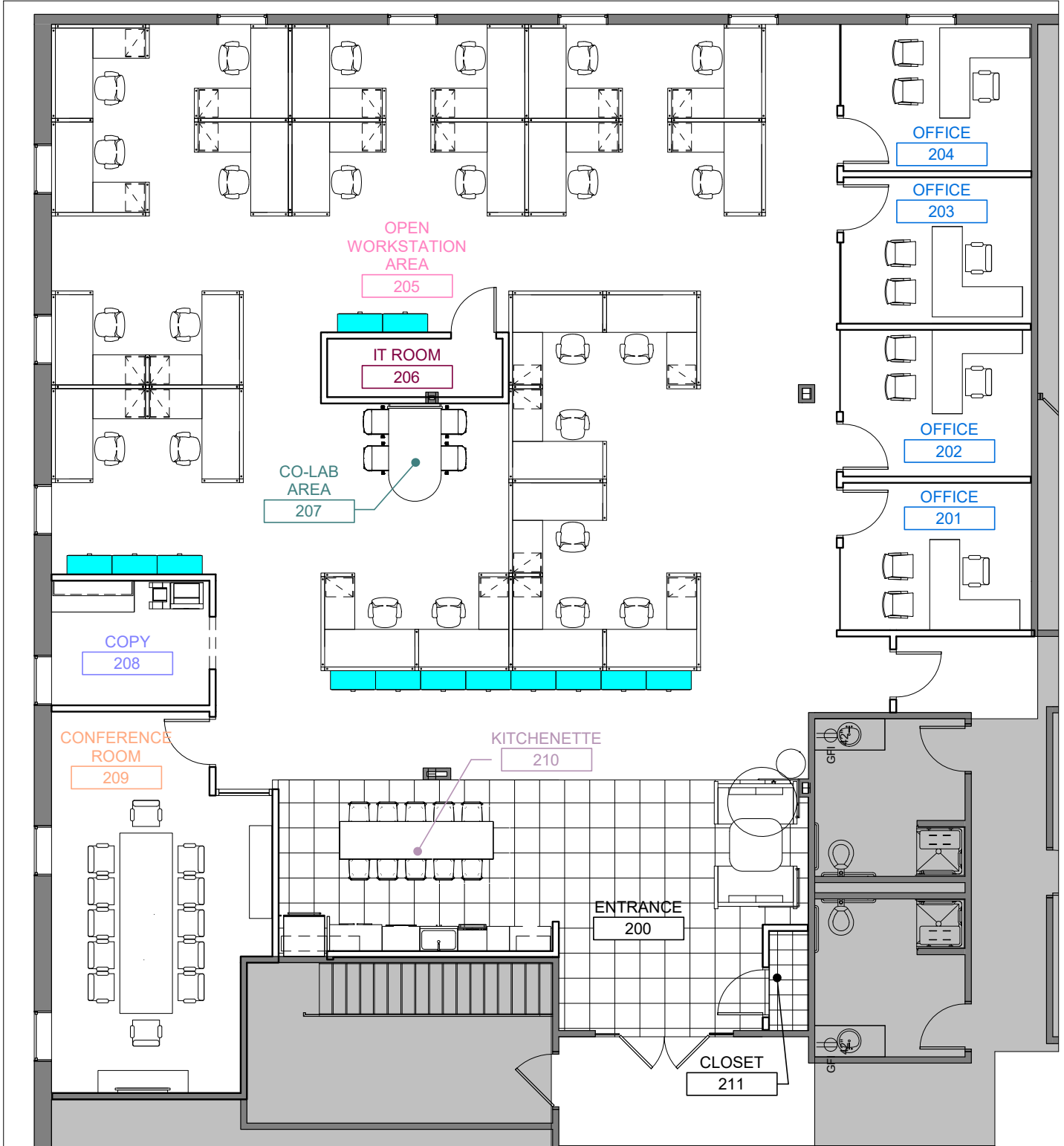
FLOOR PLAN

2nd Floor

Available:
5,067 SF



SPEC SUITE PLAN



PROGRAM BREAKDOWN

SPACE DESCRIPTION	QUANTITY
LARGE CONFERENCE ROOM (10-12)	1
CO-LAB AREA	1
OFFICE	4
WORKSTATIONS	24
KITCHENETTE	1
FILING AREA	1
COPY AREA	1
CLOSET	1
IT ROOM/STORAGE	1
TOTAL HEADCOUNT	28

EXISTING LAB INFRASTRUCTURE

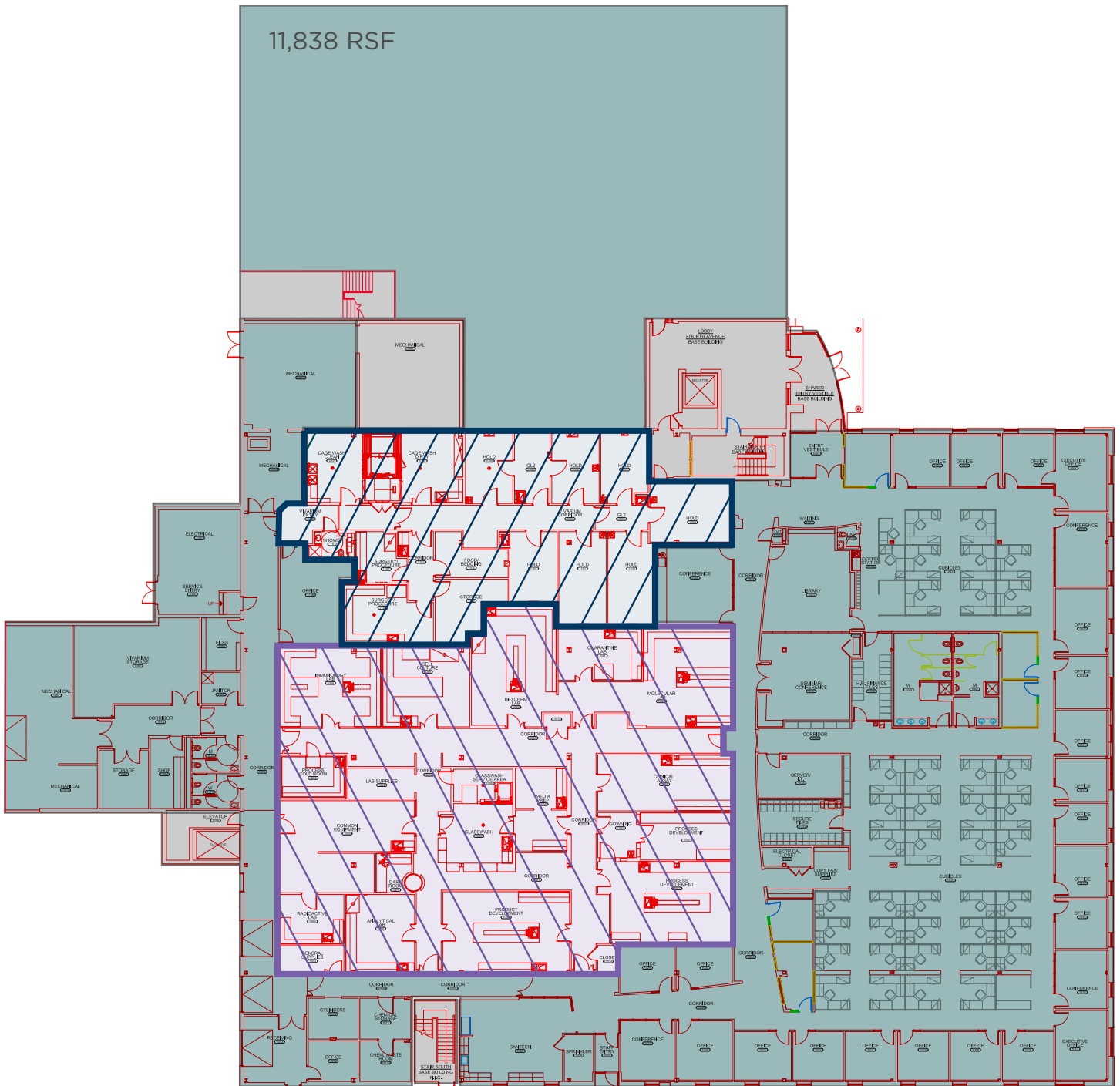


FLOOR PLAN

1st Floor

Available: 11,838 - 48,062 SF

- = Vivarium
- = BL 2 Lab



The logo for 115 Fourth Avenue, featuring the number '115' in a white square followed by the text 'FOURTH AVENUE' in a white, sans-serif font.

115 FOURTH AVENUE

LEASING TEAM

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