

CLASS A OFFICE SPACE / FOR LEASE

Colliers
INTERNATIONAL



EDGEWATER
DRIVE

NORWOOD, MASSACHUSETTS

±3,000 UP TO 10,153 SF AVAILABLE

*Strategic Route 1 location with best on-site amenities
including a full-service cafe and fitness center.*

91,000 SF CLASS A OFFICE SPACE

Fronting one of the state's most heavily traveled highways, One Edgewater Drive is a suburban corporate destination complemented by a top-shelf amenity package that makes for the perfect tenant experience.



HIGH-END, FULL SERVICE CAFE / CORPORATE LOUNGE

Available for Tenant Functions, serving Breakfast and Lunch



STATE-OF-THE-ART FITNESS CENTER

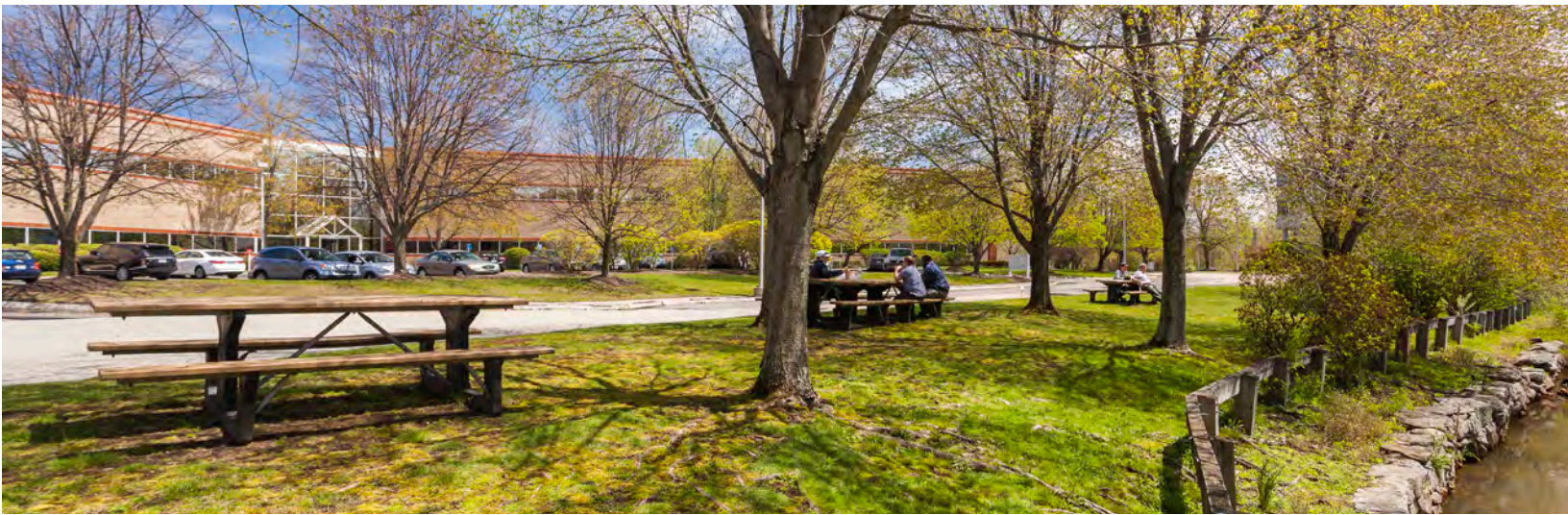
with Locker Rooms & Showers



PROPERTY SPECIFICATIONS

BUILDING SIZE:	91,000 SF
YEAR BUILT:	1985, renovated in 2005 and 2014
PARKING:	4/1,000 SF
DOCKS:	Two tailboard docks with levelers
ROOF:	New, 2017
HVAC:	VAV box system with two rooftop units (New, 2017)
ELEVATOR:	One Passenger, One Freight (adjacent to loading)
UTILITIES:	Gas: National Grid Electric: Norwood Light Water/Sewer: Town of Norwood
TELECOM:	Verizon & Comcast

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to 10,153 SF
AVAILABLE**



SECOND FLOOR PLAN





WORK/STAY/SHOP/DINE

Just off of Route 1 in Norwood, 1 Edgewater Drive is surrounded by numerous amenities and is centrally located between the Walpole Mall and outdoor shopping and dining destinations such as Legacy Place in Dedham, and University Station in Westwood.



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