



**9,738 RSF OFFICE SPACE AVAILABLE**

## BUILDING HIGHLIGHTS



### TWO BUILDING BUSINESS PARK

totaling 109,000 SF  
- 209 Burlington: 54,000 SF  
- 213 Burlington: 65,000 SF



### AVAILABLE SUITES:

1ST FLOOR: 1,467 RSF  
2ND FLOOR: 8,271 RSF



**SEVERAL ON-SITE RESTAURANTS,**  
including Panera, Flatbread Pizza Co.,  
Bamboo Gourmet, & the Melting Pot



### RETAIL AMENITIES ONLY MINUTES AWAY

including: Lifetime Fitness, Wegman's, The  
Bancroft Steakhouse, Burlington Mall & 3rd  
Ave Shopping Center



### CONVENIENT LOCATION & ACCESS

to major roads and highways  
- 6 minutes to I-95  
- 15 minutes to I-90 & I-495  
- 25 minutes to Downtown Boston



### CREATIVE OFFICE ENVIRONMENT

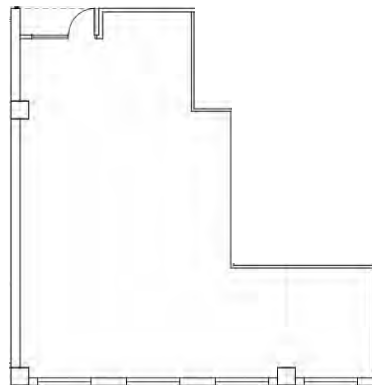
with access to executive conference room,  
48-seat state-of-the-art conference facility &  
covered executive parking



# FLOOR PLANS

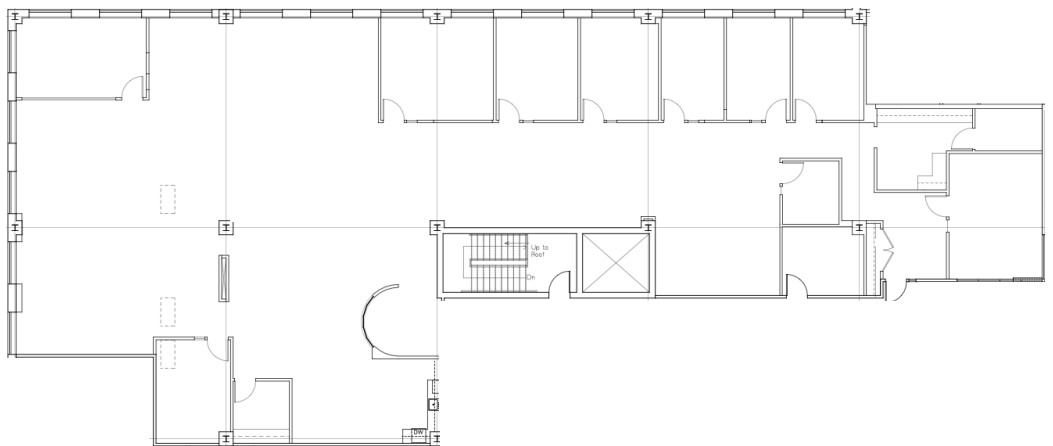
## 1st FLOOR

AVAILABLE  
1,467 RSF



## 2nd FLOOR

AVAILABLE  
8,271 RSF



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