

FOR LEASE
±2,229-10,819 SF

CLASS A OFFICE BUILDING

60 WELLS AVENUE :: NEWTON, MASSACHUSETTS

 INTRUM
REAL ESTATE MANAGEMENT AND DEVELOPMENT

CBRE | New England



60 | WELLS



ABOUT THE PROPERTY

60 Wells is the feature building located at the front corner of the Wells Avenue Office Park in Newton, MA. The building was extensively renovated in 2009 including new state-of-the-art lobby, restrooms, common areas and system upgrades. Tenant suites feature an abundance of natural light, floor-to-ceiling glass, skylights, expansive 10'+ ceiling heights and modern glass suite entrances. All building finishes are modern and equivalent to downtown Boston Class A standards.

60 Wells offers direct access to Route 128 via the new Kendrick Street ramp and is minutes from other major routes such as Interstate 95/Interstate 495 and the Massachusetts Turnpike (Interstate 90). Additionally, tenants benefit from a variety of area amenities including dining, retail and lodging options. 60 Wells is located adjacent to Boston's most prestigious residential communities.

PROPERTY SPECS

Location

- 60 Wells, Newton, MA

Land Area

- ±131,017 SF

Gross Building Area

- ±32,000 SF

Type

- Single-story, Class A office building

Year Built

- Comprehensive renovation in 2009

Parking

- 3.6/1,000 SF

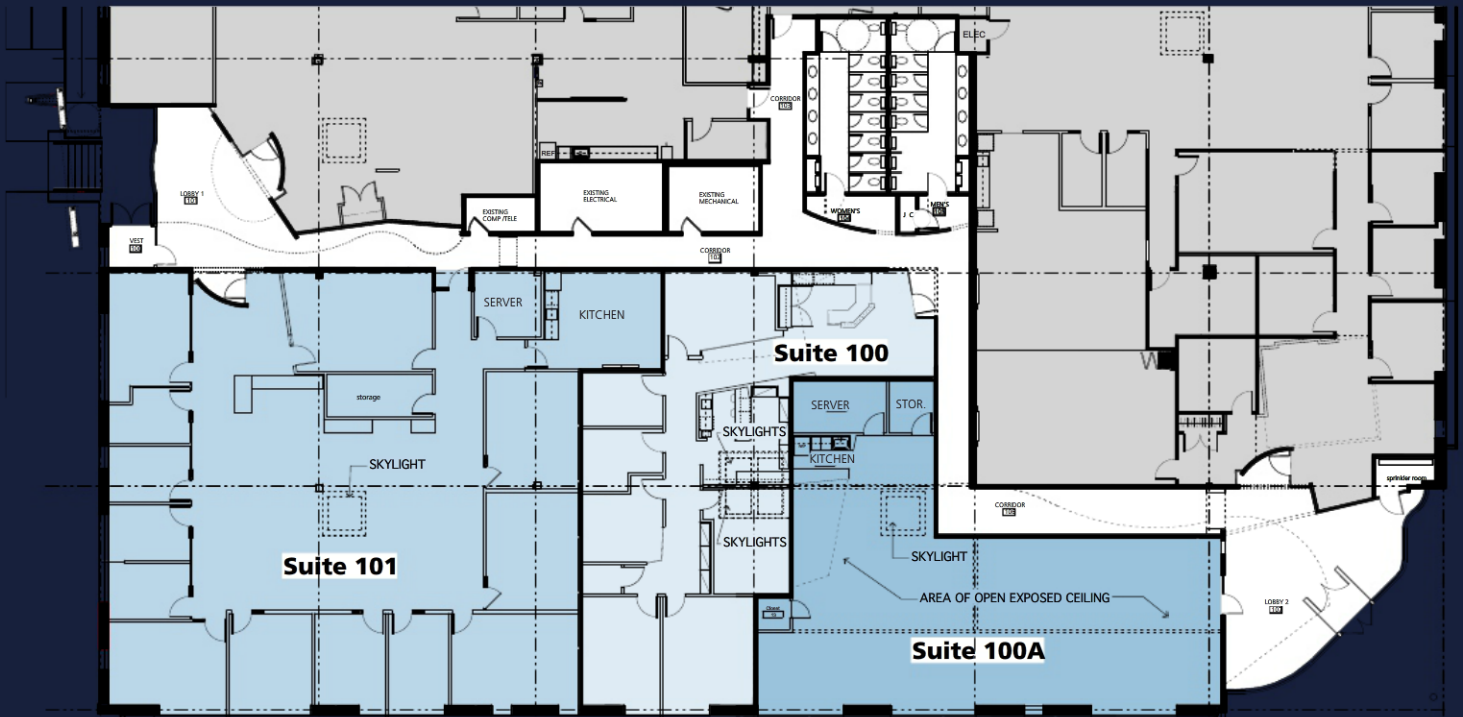
Windows

- Curtain wall and storefront glazing systems

HVAC

- Rooftop-mounted, centrally ducted HVAC servicing each suite

TOTAL AVAILABLE: 10,819 SF

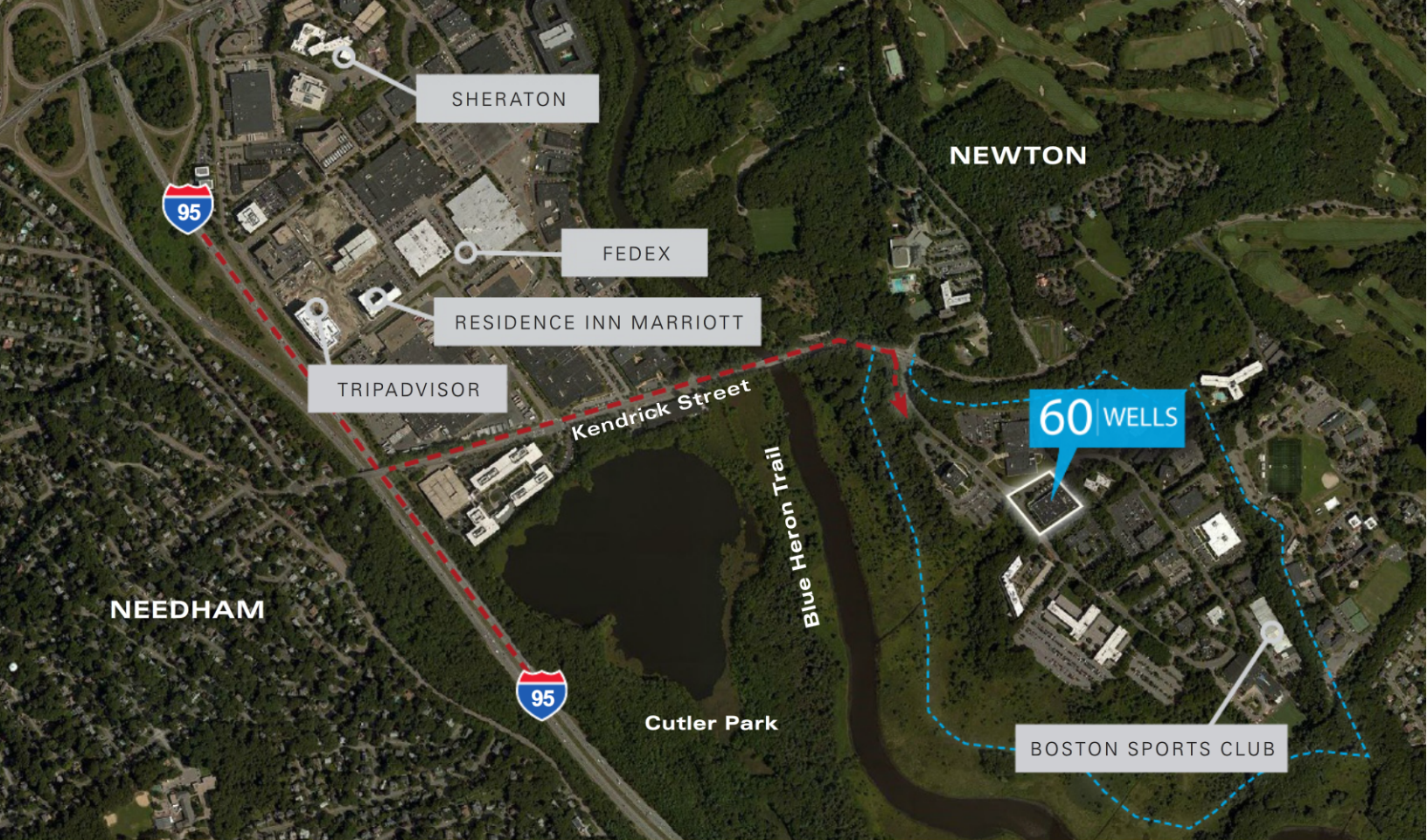


Suite 101: 5,518 SF

Suite 100: 2,299 SF

Suite 100A: 3,002 SF





AREA AMENITIES

STARBUCKS
 FIVE GUYS
 CHIPOTLE MEXICAN GRILL
 ANTHONY'S COAL-FIRED PIZZA
 DUNKIN' DONUTS
 FRESH CITY
 JIMMY JOHN'S
 NEW ENGLAND SOUP FACTORY

ACAPULCO MEXICAN RESTAURANT
 CVS PHARMACY
 HOMEGOODS
 MARSHALLS
 STAPLES
 MODELL'S SPORTING GOODS
 PETCO
 T.J.MAXX

VERIZON WIRELESS
 CATZ FITNESS
 COMING SOON
 BFRESH
 QDOBA
 SIERRA TRADING POST
 HOMEWOOD SUITES

OWNERSHIP

60 Wells is owned by an affiliate of Intrum Corp., a Newton-based boutique commercial real estate management and development firm. Intrum's current portfolio includes significant CRE holdings in the Newton, Needham, Wellesley and Natick areas as well as several other surrounding Greater Boston communities. Intrum affiliate entities have acquired, developed by renovation or new construction various office, retail, industrial and R&D properties exceeding a total of over 1,000,000 square feet. Recently, the company has focused on repositioning several office buildings within the NEBC and Wells Office Park making 60 Wells is an ideal addition to its local office portfolio—those buildings consistently maintain 95%+ occupancy. Intrum prides itself on its first class attention to detail and a proactive "hands-on" approach to management and property ownership.

FOR MORE INFORMATION

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