

175 MCCLELLAN HIGHWAY EAST BOSTON, MA

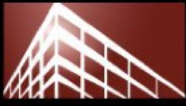


OFFICE. FLEX. INDUSTRIAL. BUS AND T ACCESSIBLE.

As Exclusive Agent, Burgess Properties, LLC is pleased to present the opportunity to lease this highly visible office and warehouse building just outside of Logan International Airport. Brand new renovation of loft-style offices with floor-to-ceiling windows just being completed. First floor flex/warehouse space also available. A short walk to the Blue Line MBTA and MBTA Bus Service at the property.

Total Building Area	Approximately 400,000 SF
Space Available	First Floor (Warehouse/Flex): 6,800 SF +/- Second Floor (Office): 2,500-30,000 SF +/-
HVAC	Gas-fired roof top units. Fully air-conditioned offices.
Loading	Two-three shared loading docks.
Elevator	Oversized passenger/freight elevator to second floor.
Life Safety	Fully Sprinklered
Parking	Ample on-site parking.
MBTA Proximity	MBTA Bus Onsite and +/- half-mile to MBTA Blue Line T Stops
Amenities	On-site gym, abutting hotels, Starbucks and other restaurants in close proximity.

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ON HIGHWAY BOSTON LOCATION

Chelsea

175 McCLELLAN
HIGHWAY



Hilton

COURTYARD



1A

Charlestown

East Boston

bostonlogan

Logan International Airport

INTERSTATE
93

1A

INTERSTATE
90

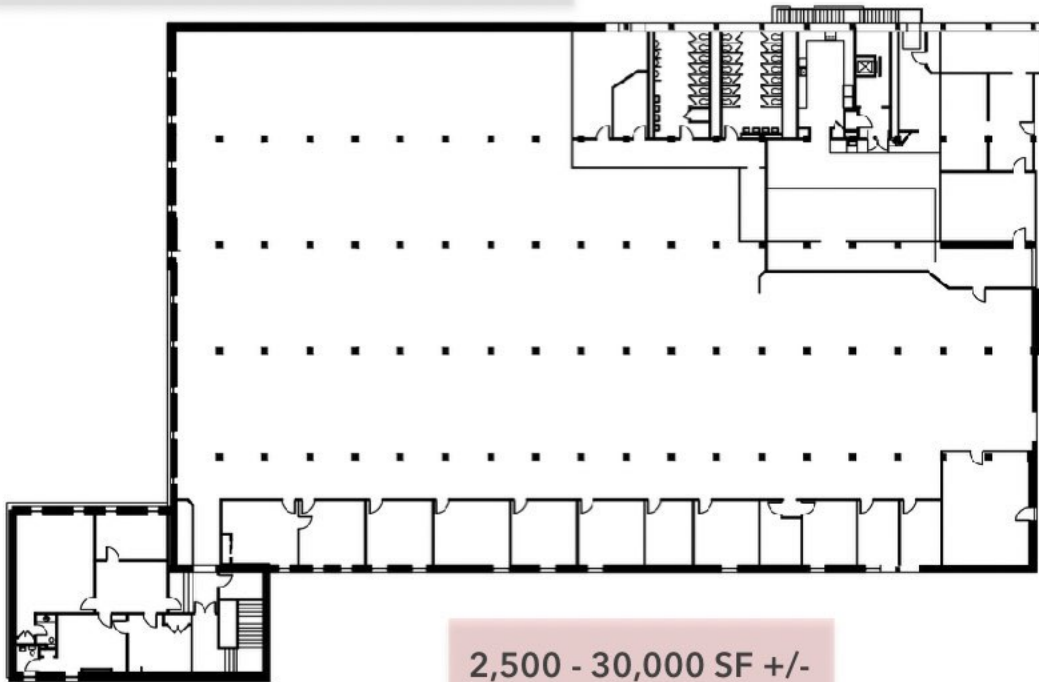
Financial District

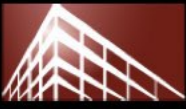


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Second Floor Office. Up to 15' Ceilings.



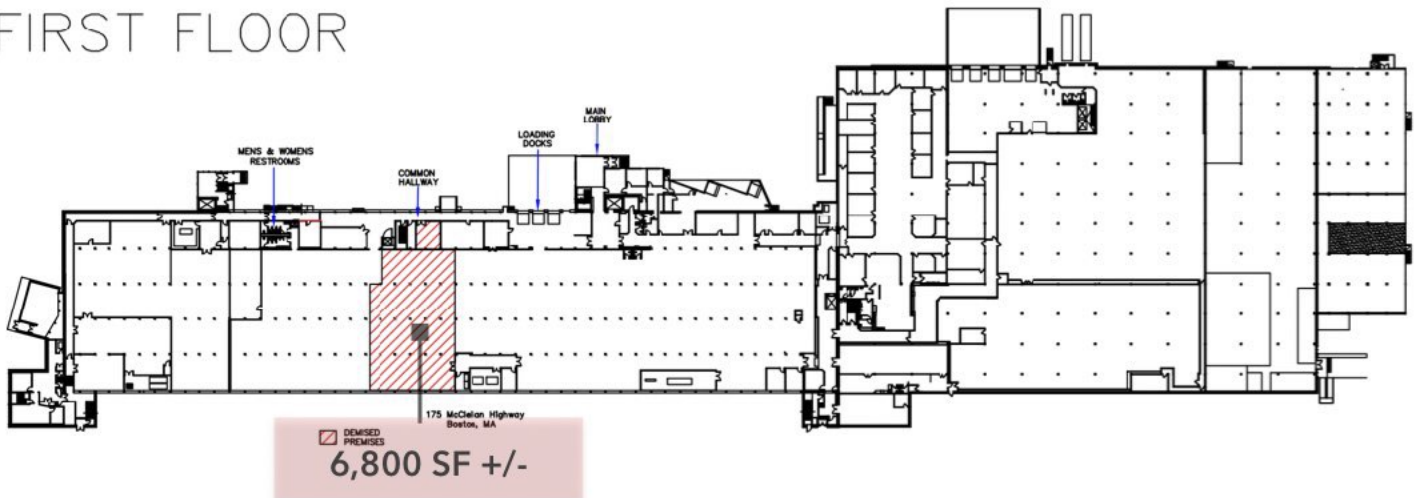


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First Floor - Warehouse/Flex

FIRST FLOOR



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