

91 HARTWELL AVE

LEXINGTON, MA

CLASS A SPACE AVAILABLE FOR LEASE

CORE SUBURBAN LOCATION



ON-SITE AMENITIES

- Café & Food Trucks
- Common Conference Center
- Fitness Center with Locker Rooms & Showers

AVAILABILITY

3RD FLOOR	1ST FLOOR
2,872 RSF	2,239 RSF
3,055-9,164 RSF	7,675-15,922 RSF

LINCOLN
PROPERTY
COMPANY

BUILDING DETAILS

- Three (3) Stories
- 121,312 RSF
- Parking 2.5/1,000
- Energy Star Labeled
- On-Site Property Management

CONSTRUCTION

TYPE	Reinforced concrete slab on grade with Steel Form Footings. Interior is Metal stud and gypsum wall board
FAÇADE	Endicott Medium iron spot TK-46 Standard smooth faced; dark iron spot trim brick
ROOF	Carlisle EPDM Roof system with a 20-year warranty. Installed in 2012. Warranty expiration is 2032
WINDOWS	Double pane Spargrau tinted insulated; entry doors are glass and aluminum with revolving door at main entrance. Metal doors at service and back of house entrances. Window Mullion Size: 4'10" W x 4'10" H
CEILING HEIGHT	Slab to slab height of 12'6"; typical column spacing: 31' 7"

BUILDING SYSTEMS

SPRINKLER	Wet
FIRE ALARM	Full coverage
ELEVATORS	2 Passenger elevators
ELECTRICAL	1200 amp/480volt/ 1000 KVA; Emergency Generator Onan 75.ODYC Diesel 75KW
HVAC	Two, 120-ton Artic Air Chiller condensing Units, 50 VAV's and 75 FPB's
ENERGY MANAGEMENT	Andover Controls Continuum, approx. 10% DDC and 90% pneumatic
TELECOM	Comcast, Verizon, RCN

CONFERENCE CENTER



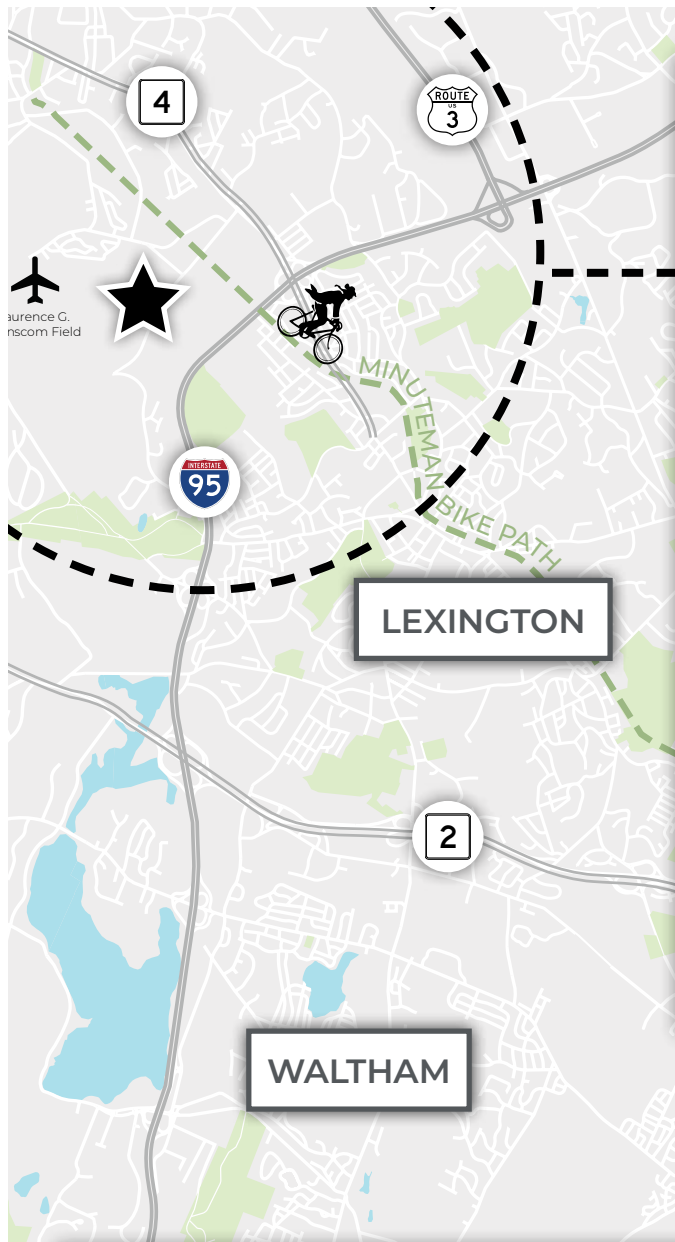
FITNESS CENTER WITH SHOWER & LOCKER FACILITIES



ON SITE GRAB & GO CAFÉ



FOOD TRUCK PAVILION · COMING SOON ·



AREA AMENITIES

FOOD & DRINK



FITNESS



SHOPPING & CONVENIENCE



ACCESS

12 miles
from Boston

10.5 miles
from Cambridge &
Alewife T Station

1 mile
from the Rt 4/
Rt 128 Interchange

CAMBRIDGE

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