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**VAN DE GRAAFF DRIVE
BURLINGTON, MASSACHUSETTS**



ABOUT THE PROPERTY

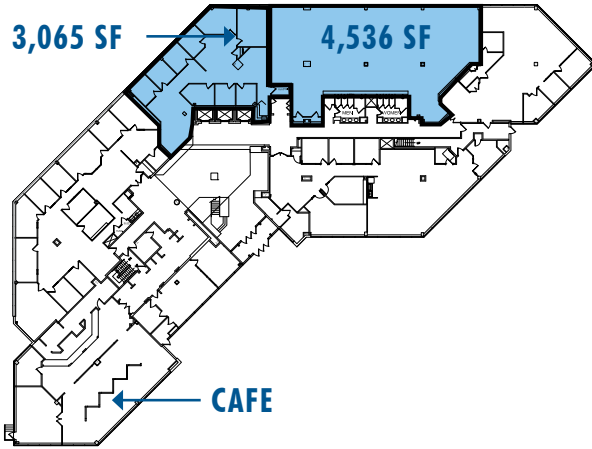
Located in Burlington, Massachusetts, One Van De Graaff Drive is strategically positioned along the northbound side of Interstate 95/Route 128, just 0.5 miles from Exit 33A. Encircled by incomparable amenities including Wayside Commons, the 158,602 SF, Class A facility offers unobstructed views of the surrounding landscape. A full-service cafe with private meeting room and fully equipped gym with locker rooms and showers are some of the additional amenities at One Van De Graaff Drive.

BUILDING SPECIFICATIONS

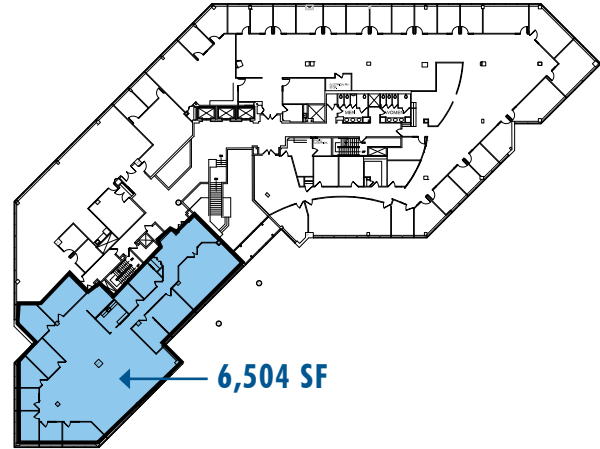
- **Size:** 158,602 SF on floors 1-6
- **Land Area:** 5.62 acres
- **Year Built/Renovated:** 1985/2015
- **Parking:** 491 spaces (3.2/1,000 SF)
- **HVAC:** Rooftop units with four 60-ton compressors, four 50-ton compressors and eight gas-fired heaters
- **Power:** 4000 Amps at 480/277 Volt, 3-phase electrical service. Emergency power is provided by one 200kw diesel generator with a double-walled, 400-gallon tank
- **Utilities:**
 - **Gas:** National Grid
 - **Electric:** Eversource
 - **Water & Sewer:** Town of Burlington
 - **Fiber Providers:** Lighttower and Verizon

EXISTING CONDITIONS FLOOR PLANS

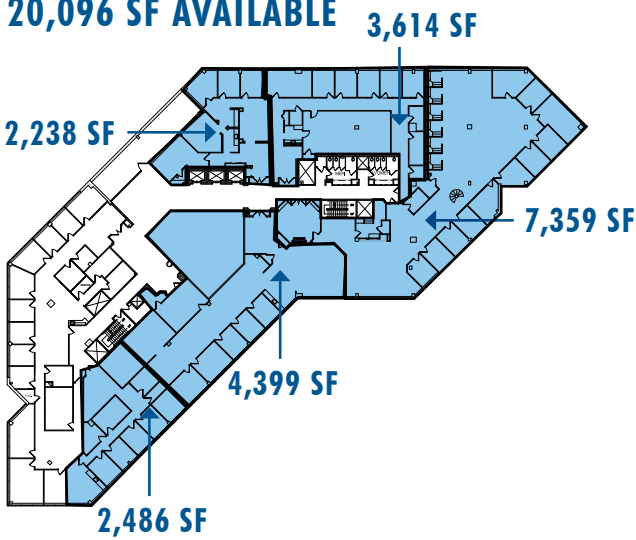
FIRST FLOOR:
7,601 SF AVAILABLE



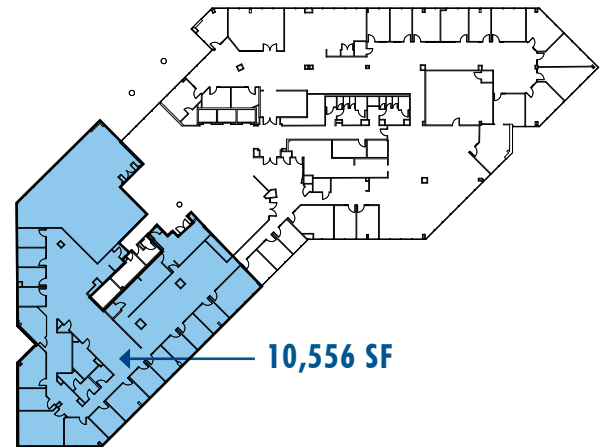
SECOND FLOOR:
6,504 SF AVAILABLE



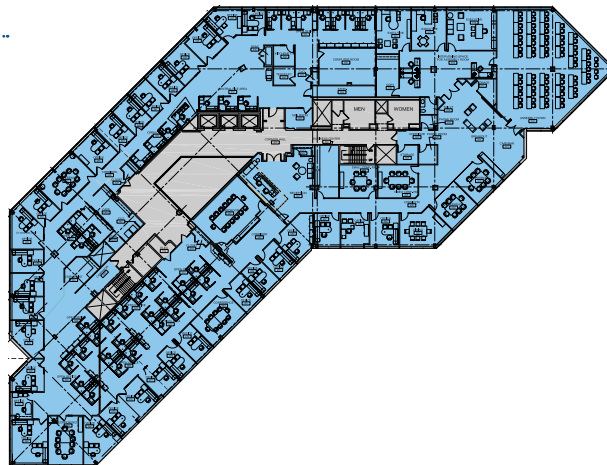
FOURTH FLOOR:
20,096 SF AVAILABLE



FIFTH FLOOR:
10,556 SF AVAILABLE



SIXTH FLOOR:
28,017 SF FULL FLOOR AVAILABLE





NEARBY MBTA BUS ROUTES

- **ROUTE 350** To/From Alewife Station (MBTA Red Line) via Cambridge Street, Mystic Street, Arlington Center and Massachusetts Avenue
- **ROUTE 351** Express to/from Alewife Station (MBTA Red Line) via Routes 128 and 2
- **ROUTE 354** Express to/from Medford Square/Boston/State Street Station via Interstate 93

FOR MORE INFORMATION

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