

115 FOURTH AVENUE

NEEDHAM, MASSACHUSETTS



PROPERTY HIGHLIGHTS

- Ground floor space available with potential for exclusive loading dock
- Easy access to I-95/Route 128
- Close proximity to Charles River/Cutler Lake Reservation with numerous walking trails
- Surrounded by numerous retail, restaurants, banks, childcare and hotels
- Prime N-Squared Innovation District location
- Fitness Room with shower/lockers
- Common break area



Easily
Accessible



Amenity-rich
location



Onsite Fitness
Center



Multiple
Walking Paths



BUILDING INFORMATION

- **Building Size:** 80,710 SF
- **Property Type:** Lab/Office/R&D
- **Stories:** 2
- **Renovated:** 2018
- **Parking:** 3.07/1,000 SF
- **Loading:** 1 dock door with 3 overhead doors
- **Deck Height:** 14.5 ft
- **Joists:** 13 ft
- **Land:** 3.6 Acres
- **Tel/Data/Fiber:** Comcast & Verizon
- **Electrical:** 277/480 three phase, four wire 3000A

