

OFFICE SPACE FOR LEASE

200 HIGHLAND AVENUE

Needham, Massachusetts

**MULTIPLE SUITES AVAILABLE
LOCATED JUST OFF I-95 / ROUTE 128**



200 HIGHLAND AVENUE

Needham, Massachusetts

STRATEGIC LOCATION

200 Highland Avenue is a boutique, 3 story brick office building located in one of the most amenity rich locations of suburban Boston. The property is within walking distance to numerous restaurant, shopping, and hotel amenities. Including Panera Bread, Starbucks, Chipotle, TJ Max, Marshalls, Jos A Banks and many others.

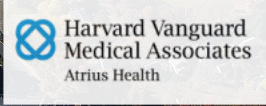
BUILDING SPECIFICATIONS

BUILDING SIZE:	32,000 SF
AVAILABLE SF:	Floor 2: 2,624 SF Floor 3: 3,278 SF Floor 3: 1,088 SF Floor 3: 1,290 SF
ELEVATOR:	(1) One
CONSTRUCTION:	Masonry
WINDOWS:	Ribbon Windows
SPRINKLERS:	Wet Sprinklers throughout
HVAC:	Fully Air conditioned
UTILITIES:	Gas: NStar Electric: NStar Water/Sewer: City of Needham Telecom: Verizon Fios and Comcast
PARKING:	4.00/1,000 SF
SIGNAGE:	Available

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LAND AREA:	0.72 acres
STORIES:	Three (3)
ZONING:	Business (B)
LOCATION:	Located just off I-95/Route 128 with excellent access to both north and south bound lanes.





AMENITIES WITHIN 1/2 A MILE

DISTANCE TO

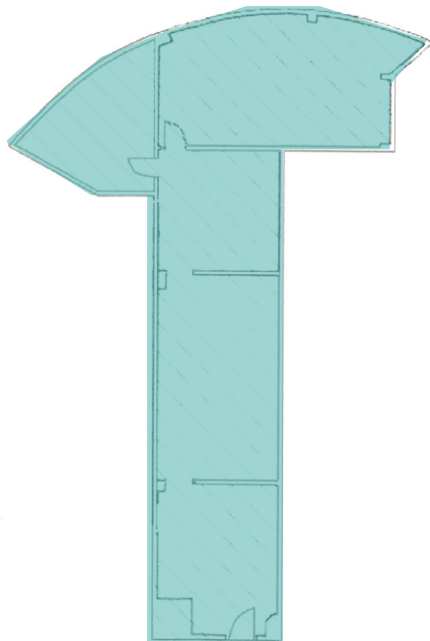
		Route 3: 13.7 mi
Downtown Boston ±17.2 mi		I-95: 2.0 mi
		I-93: 9.6 mi
Logan Airport 18.2 mi		I-495: 23.2 mi

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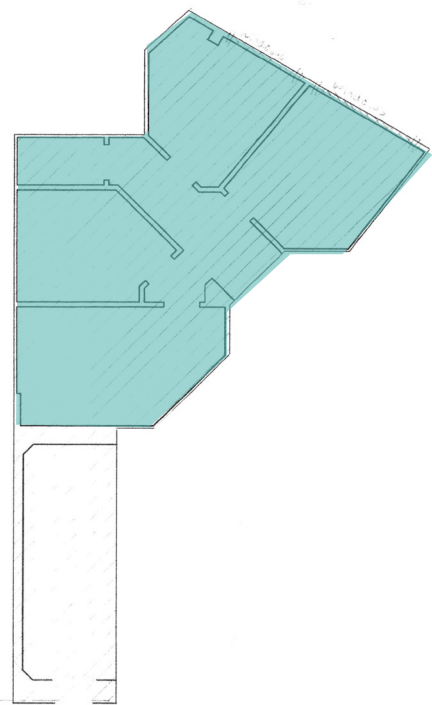
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Floor 3: **1,290 SF**



Floor 3: **1,088 SF**



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