

75 SECOND AVENUE

NEEDHAM, MASSACHUSETTS



1,076 SF – 7,800 SF AVAILABLE

75 Second Avenue is a seven-story, 111,928 SF, first-class office building within the N² District. Located atop one of the highest elevations in the area, the office building and neighboring Sheraton Hotel are Central Route 128 landmarks, providing tenants sweeping views along with convenient and direct access to the highway. The building entry has a dramatic, two-story atrium lobby filled with sunlight, a 339-car multi-level garage and a daily shuttle bus service that provides tenants with access to the MBTA Green line Newton Highland Station.



Direct access to I-95/Route 128



HqO tenant engagement app



Walkable amenities



Grab & go food service



MBTA shuttle service



Amenity-rich location



BUILDING / AREA INFORMATION

- 111,928 SF, seven-story building in N² District
- 3.6 spaces/1,000 SF, 357 total (340 garaged)
- Commanding views of Route 128 and the surrounding area
- Located directly off I-95 via exit 19A
- Shuttle Service to MBTA/Green Line
- HqO tenant engagement app
- LeanBox kiosk for fresh meals, snacks & beverages
- Adjacent to the Sheraton Needham Hotel, which offers Starbucks, conference facilities, restaurant and free fitness services for tenants
- Walking distance to numerous retail, restaurants and banking including Panera Bread and D’Angelos
- On-site property management and local ownership
- New local roadway and highway improvements
- Wired Score: Gold
- Energy Star Rated

