

144 GOULD STREET

NEEDHAM, MASSACHUSETTS



PROPERTY HIGHLIGHTS

- **1,388 SF** available
- Direct access to Route 128/I-95
- Close proximity to MBTA Commuter Rail
- Ample parking with two levels of underground spaces
- Convenient Access to hotels, fitness, daycare, restaurants, outdoor recreation, retail and banking services
- ezCater Club Soda lunch delivery and walkable cafe nearby
- Two skylight atrium lobbies and prominent tenant visibility



Route 128/I-95
visibility



Lunch delivery &
walkable cafe



Ample
Parking



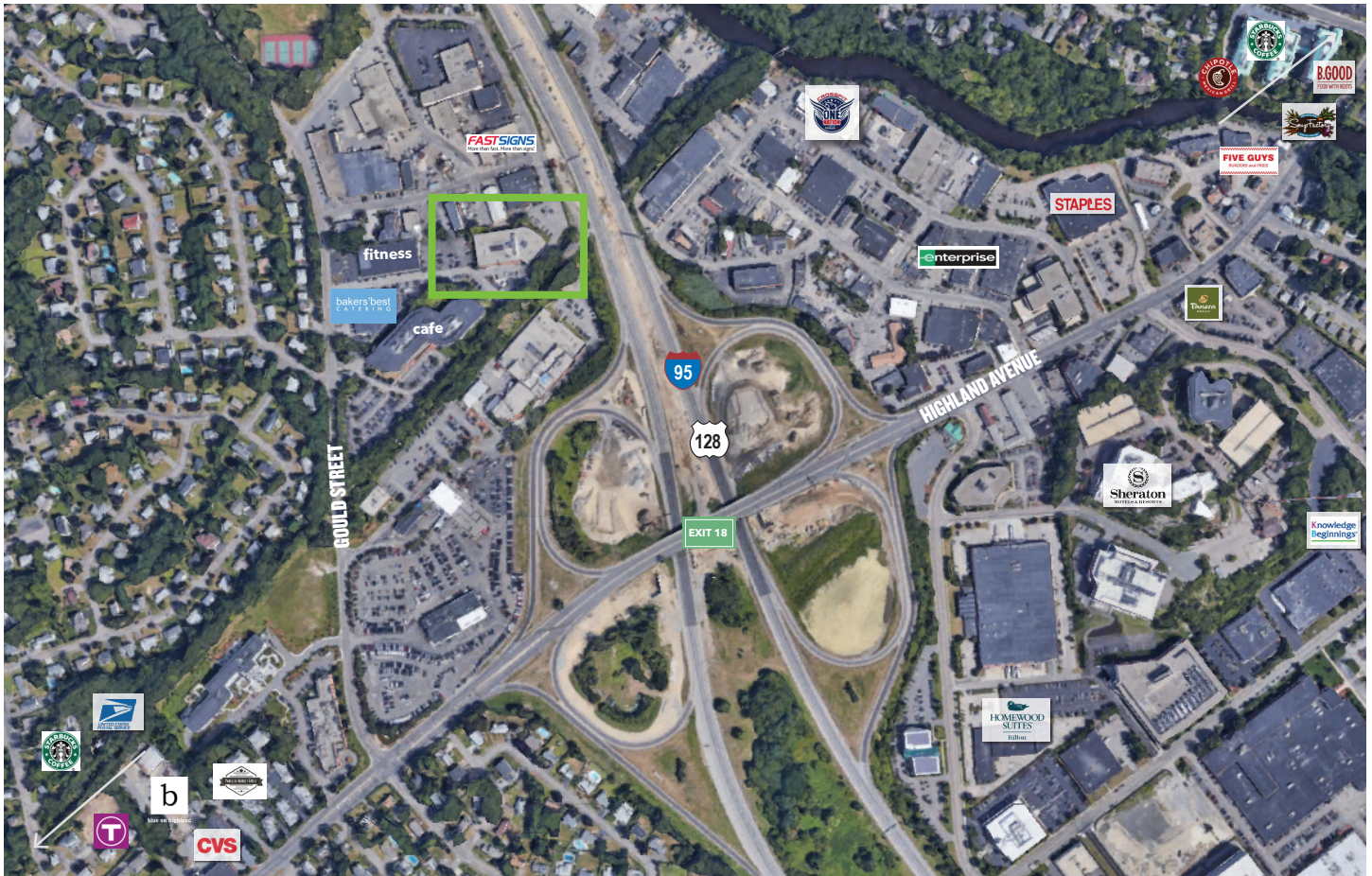
Lunch delivery
program



Volunteer
Opportunities



Amenity-rich
location



BUILDING INFORMATION

- **Building Size:** 45,312 SF
- **Parking:** 3.5 spaces per 1,000, a majority located in underground garage
- **Construction:** Steel beam and column construction, brick exterior and thermopane windows
- **Electric:** 1200 AMP at 277/480 volt, 3 phase, 4 wire
- **HVAC:** Gas-fired hot water boilers with individually controlled heat pumps
- **Elevator:** Two elevators each with 2,500 lb. capacity

