

# 250 FIRST AVENUE

NEEDHAM, MASSACHUSETTS



## PROPERTY HIGHLIGHTS

- Direct access to I-95/Route 128 Interchange
- Free parking for all employees, including designated underground garage spots
- Free shuttle to MBTA Green Line
- Retail, restaurants, banking, childcare and hotels all in close proximity
- HqO tenant engagement app
- Grab & Go Micro Market
- Excellent signage opportunities



Direct access to I-95/Route 128



MBTA shuttle service



Ample Parking



Grab & Go Micro Market



HqO tenant engagement app



Amenity-rich location





## BUILDING INFORMATION

- **Building Size:** 73,167 SF
- **Parking:** 3.3 spaces per 1,000, including underground parking
- First floor showers and lockers
- Card access system/security cameras
- New local roadway and highway improvements
- On-site property management and local ownership
- **Shuttle:** morning & evening hours  
7 stops | 6:39 am - 9:37 am  
4 stops | 3:51 pm - 5:51 pm
- LEED Certified
- Gold Wired Score
- Energy Star Rated



### AVAILABLE ISPs

CARRIER	CABLE TYPE	NETWORK TYPE	DISTRIBUTION
Comcast	Coaxial	Phone or Cable	Full Coverage
Lightower	Fiber	Type 1	Full Coverage
RCN	Fiber	Type 1	Full Coverage
Verizon	Copper	Phone or Cable	Full Coverage
Verizon	Fiber	Type 1	Full Coverage
Verizon Fios	Fiber	Type 1	Full Coverage