117 KENDRICK STREET

NEEDHAM, MASSACHUSETTS



PROPERTY HIGHLIGHTS

- Direct access to I-95/Route 128 Interchange
- Free parking for all employees
- Free shuttle to MBTA Green Line
- Fitness center with locker/shower areas
- Updated cafeteria/lounge, lobbies and outdoor courtyard with gas firepit
- Retail, restaurants, banking, childcare and hotels all in close proximity
- HqO tenant engagement app



Direct access to I-95/Route 128



Full-service cafeteria



MBTA shuttle service



HqO tenant engagement app

Fully equipped

on-site gym

(**—**)

Amenity-rich location

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BUILDING INFORMATION

- Building Size: 213,000 SF
- Year Built: 1955 with complete structural overhaul in 2001 & renovations to common spaces in 2018
- Parking: 3.3 spaces per 1,000
- **Ceiling Heights:** 18 ft to deck/10 ft finished
- Bay Spacing: 24'x24'
- Electrical: 4,000-amp service
- Gas/Electricity: National Grid
- Water/Sewer: Town of Needham
- **HVAC:** variable-air-volume powered by 10 rooftop mounted units
- Shuttle: morning & evening hours
 7 stops | 6:25 am 9:20 am
 6 stops | 3:43 pm 6:43 pm
- Gold Wired Score



AVAILABLE ISPs

CARRIER	CABLE TYPE	NETWORK TYPE	DISTRIBUTION
AT&T	Fiber	Type 1	Full Coverage
Comcast	Coaxial	Phone or Cable	Full Coverage
Lightower	Fiber	Type 1	Full Coverage
RCN	Fiber	Type 1	Full Coverage
Verizon	Coaxial	Phone or Cable	Full Coverage
Verizon	Fiber	Туре 1	Full Coverage

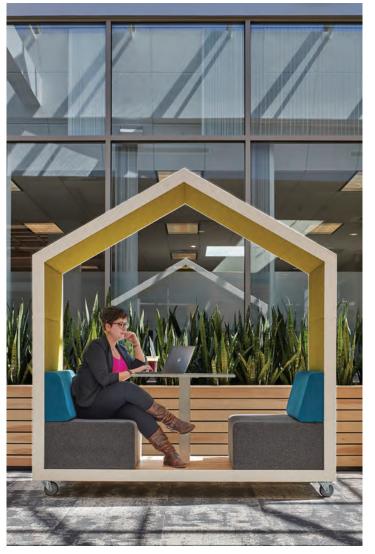
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