

250 FIRST AVENUE

NEEDHAM, MASSACHUSETTS



PROPERTY HIGHLIGHTS

- Direct access to I-95/Route 128 Interchange
- Ample parking, including designated underground garage spots
- Free shuttle to MBTA Green Line
- Retail, restaurants, banking, childcare and hotels all in close proximity
- Excellent signage opportunities
- LEED Certified building



Direct access to
I-95/Route 128



MBTA shuttle
service



Ample
Parking



Signage
Opportunity



Amenity-rich
location

Bulfinch



BUILDING INFORMATION

- **Building Size:** 73,167 SF, 3 stories
- **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
4 stops | 6:42 am - 9:14 am
4 stops | 3:27 pm - 6:12 pm
- LEED Certified
- Gold Wired Score
- Energy Star Rated

AVAILABLE ISPs			
CARRIER	CABLE TYPE	NETWORK TYPE	DISTRIBUTION
Comcast	Coaxial	Phone or Cable	Full Coverage
Lighttower	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