

75 SECOND AVENUE

NEEDHAM, MASSACHUSETTS



PROPERTY HIGHLIGHTS

- Direct access to I-95/Route 128
- Free covered parking
- Retail, restaurants, banking, childcare and hotels all in close proximity
- Adjacent to Sheraton Hotel: offers Starbucks, conference facilities, dining & fitness services
- One of the highest elevations in the area, providing tenants sweeping views



Direct access to
I-95/Route 128



Walkable
amenities



Adjacent to
Sheraton
Hotel

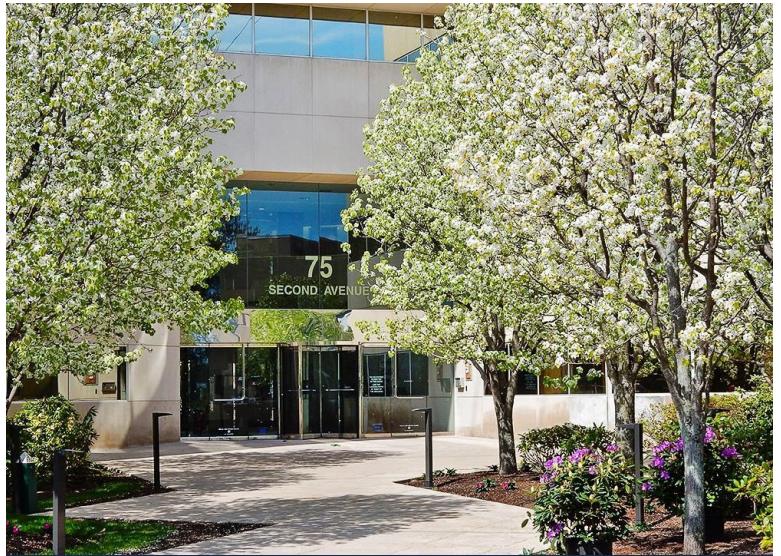


Amenity-rich
location



BUILDING INFORMATION

- **Building Size:** 111,928 SF, seven stories
- **Year Built:** 1985
- **Parking:** 3.6 spaces per 1,000 (340 out of 357 garaged)
- **Electric:** 120/208 volt, 3 phase, 4 wire. 277/480 volt
- **Gas/Electricity:** NStar
- **Water/Sewer:** The Town of Needham
- **HVAC:** Forced tempered air throughout supplied by a VAV (variable air volume) ductwork system and a plenum return
- Gold Wired Score
- Energy Star Rated



AVAILABLE ISPs

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