

117 Kendrick Street

NEEDHAM, MA

POWER

37
Watts/SF

CLEAR HEIGHT

17'4"
To Deck

LOADING

1
Exclusive Dock



Life Science/Advanced R&D

16,292 SF

Bulfinch **NEWMARK**



Suite Specifications

Size (RSF) 16,292 RSF

Clear height to joist 15'8"

Clear height to deck 17'4"

Column spacing 24'

Power (total) 800 Amps, 3-phase
277/480V

Power (watts/SF) 37 watts/SF

Backup Energy Power 4 watts/SF

Floor Loading On-slab

Gas Utility 4" high pressure from street to meter, tenant-specific step downs

PH House system available upon tenant request

Parking Ratio 3.3 / 1,000

Loading dock All new direct loading
– Q2 2024 delivery

Property Highlights

Power 4000 Amps, 3-phase 277/480V service

Ceiling Height: 17'4" to Deck

Loading Dock Common and Exclusive

500 KW Generator Supporting 4 Watts/SF

Single Story Offering Exterior Access Points

Fitness Center, Full Service Café and Outdoor Fire Pit

Shuttle Service to MBTA



117
Kendrick
Street



Lobby



117
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Street

Shared Outdoor Space

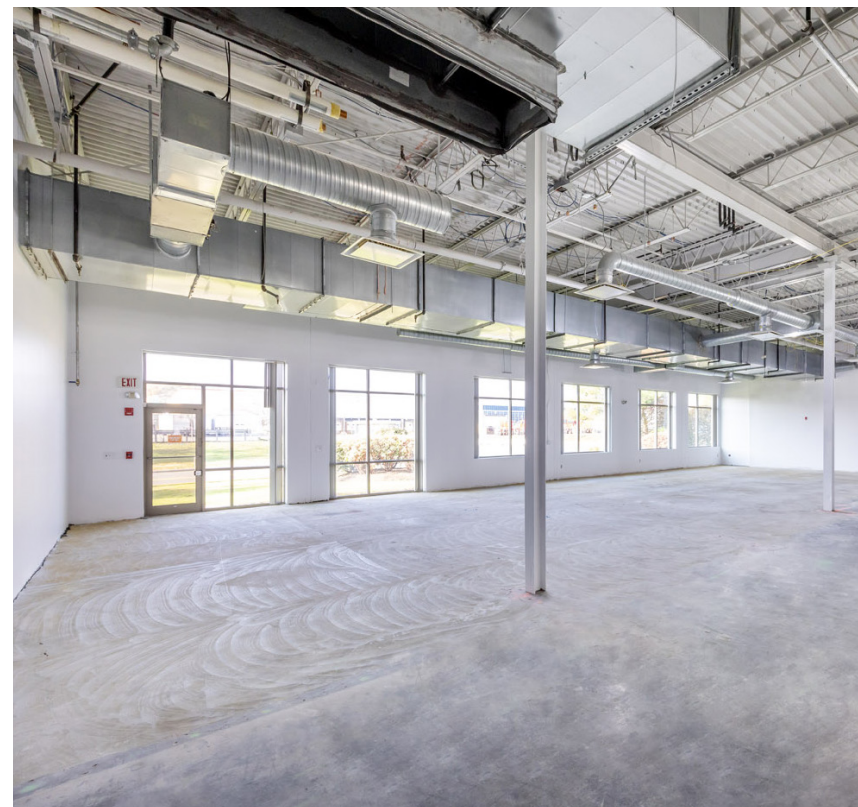


Onsite Café



Dedicated Loading Dock Rendering

Fully Permitted | Work Underway | Q2 2024 Delivery



117
Kendrick Street

Needham Heights

95

SHERATON

Panera
BREAD

HOMewood
SUITES by Hilton

Exit 35A

DIGITAL
REALTY

Knowledge
Beginnings
Child Development Centers

Atrius Health

Charles River
LANDING

Boston Children's
Hospital
Until every child is well

Shark NINJA

THE
KENDRICK

Tripadvisor

Residence INN
BY MARRIOTT

NBCUniversal

95

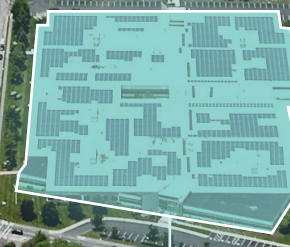
FedEx

Pine Village
SPANISH IMMERSION
For ages TODDLER and PRESCHOOLER
by Kids & Company

Coca-Cola

IDG
International Data Group
Clarks
WELLINGTON
MANAGEMENT

Exit 35C



117 Kendrick Street

WB
WARNER BROS.
HOME ENTERTAINMENT

CANDEL
THERAPEUTICS

WORKBAR
EVOLVED
BY NATURE

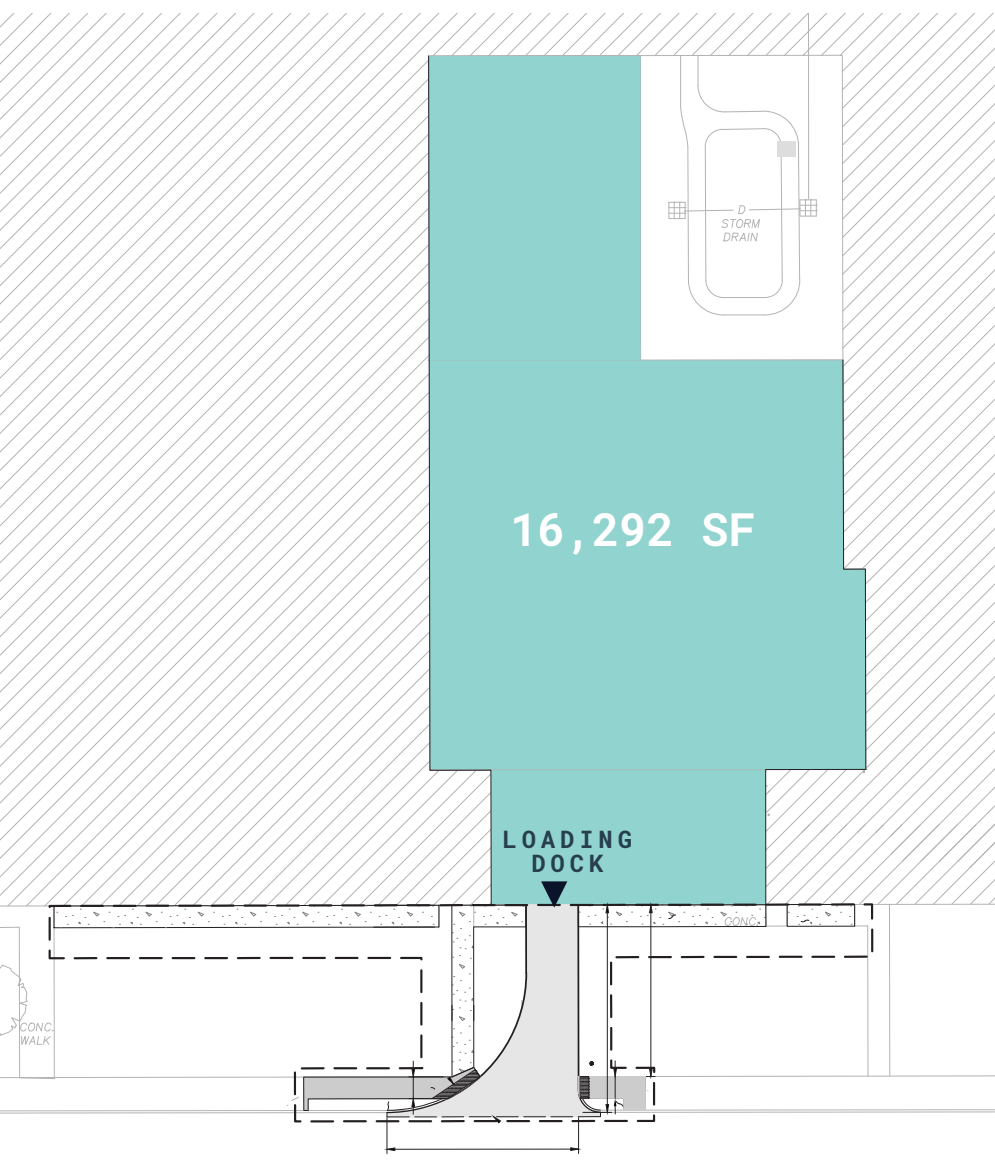
Kendrick Street

Charles River

Cutler Lake

Floor Plan

FIRST FLOOR



THIRD AVENUE

117 Kendrick
Street
NEEDHAM, MA

For More Information:

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Bulfinch

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With over \$3.6 billion in assets, Bulfinch has built a reputation for identifying opportunities and creating valuable and coveted properties across many industries. Bulfinch is a third-generation commercial real estate firm specializing in the acquisition, development, repositioning and management of properties. Bulfinch's disciplined approach, entrepreneurial mindset, depth of experience and focus on meeting the needs of their tenants and partners have produced an enviable track record and roster of tenants and investors.

Notable lab and tech tenants include:

Lab | Central



NOVARTIS



*EVOLVED
BY NATURE



ARRANTABIO