

# 254 Second Ave.

NEEDHAM, MA

**NEW LIFE SCIENCE + ADVANCED R&D OPPORTUNITY**  
**24,458-71,493 SF FOR LEASE**



**PROMINENTLY LOCATED IN  
THE N2 INNOVATION DISTRICT**

Single-Story 18' Clear | Direct Loading | 3000 amps







# AMENITIES & ACCESSIBILITY



## N2 AMENITIES



**254**  
Second Ave.  
NEEDHAM, MA

## CORPORATE NEIGHBORS



 HALF MILE TO ROUTE 95

 15 MINUTE WALK TO AREA RESTAURANTS AND RETAIL





# 254 Second Ave. NEEDHAM, MA

FOR MORE INFORMATION, CONTACT:

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