

117 Kendrick Street

NEEDHAM, MA

POWER

37

Watts/SF

CLEAR HEIGHT

17'4"

To Deck

LOADING

1

Exclusive Dock



Life Science / Advanced R&D / Office

11,886 SF - 28,179 SF

Bulfinch NEWMARK



Suite Specifications

Size (RSF)	11,886 SF - 28,179 SF	Backup Energy Power	4 watts/SF
Clear height to joist	15'8"	Floor Loading	On-slab
Clear height to deck	17'4"	Gas Utility	4" high pressure from street to meter, tenant-specific step downs
Column spacing	24'	PH	House system available upon tenant request
Power (total)	800 Amps, 3-phase 277/480V	Parking Ratio	3.3 / 1,000
Power (watts/SF)	37 watts/SF	Loading dock	All new direct loading

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
- Direct Access** to 770-acre Cutler Lake Nature Preserve and Recreational Area



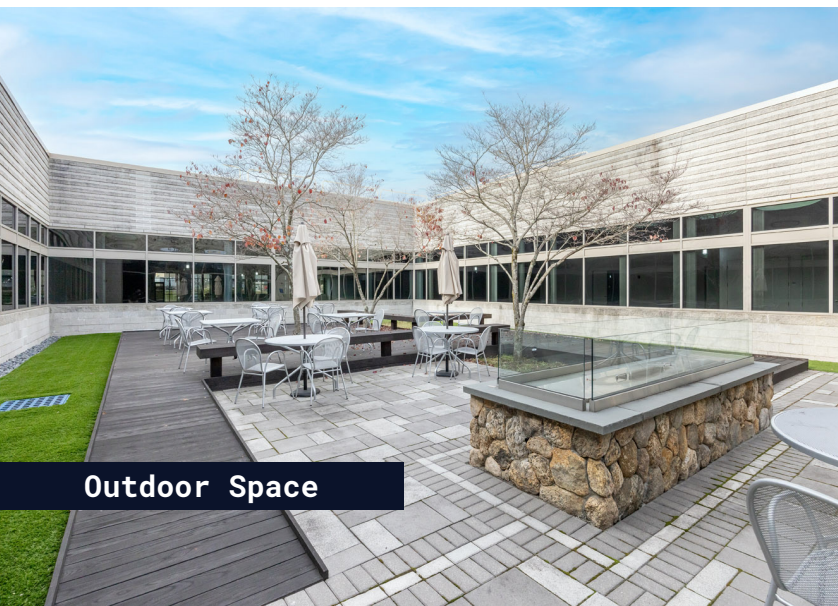
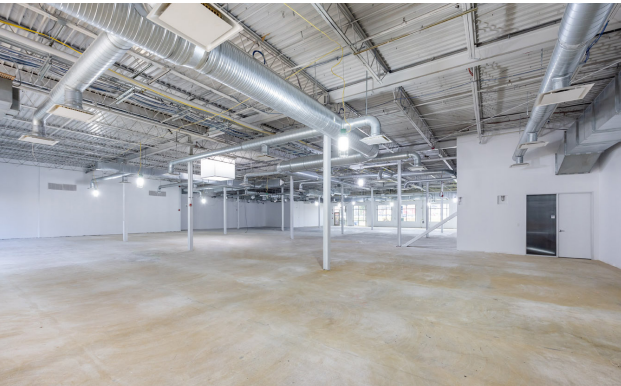
117
Kendrick
Street



Dedicated Loading Dock



117
Kendrick
Street



Outdoor Space



Office Space

117
Kendrick Street

Needham Heights

95

HOMWOOD
SUITES by Hilton

Exit 35A

Boston Children's
Hospital
Until every child is well

DIGITAL
REALTY

SHERATON

Panera
BREAD

Atrius Health

Knowledge
Beginnings
Child Development Centers

Charles River
LANDING

Tripadvisor

Residence INN
BY MARRIOTT

Shark NINJA

THE
KENDRICK

NBCUniversal

95

Exit 35C

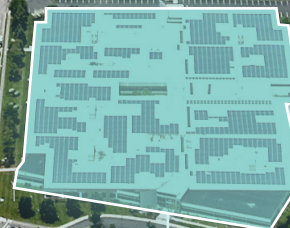
IDG
International Data Group
Clarks
WELLINGTON
MANAGEMENT

Coca-Cola

FedEx

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

Charles River



117 Kendrick Street

WB
WARNER BROS.
HOME ENTERTAINMENT

CANDEL
THERAPEUTICS

WORKBAR

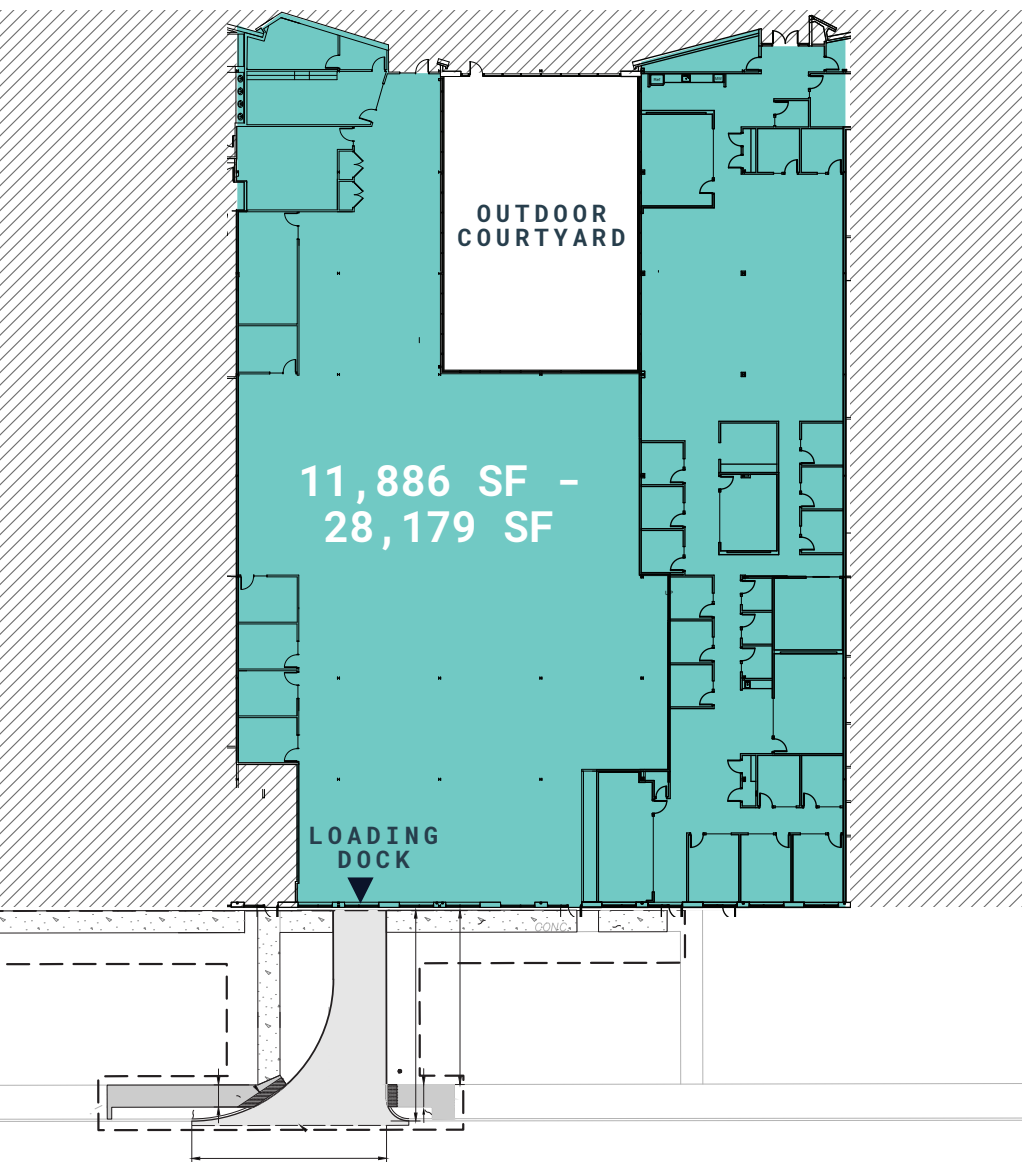
*EVOLVED
BY NATURE

Cutler Lake

Kendrick Street

Floor Plan

FIRST FLOOR



THIRD AVENUE

117 Kendrick Street
NEEDHAM, MA

For More Information:

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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



*EVOLVED
BY NATURE

