

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

16,292 SF

Bulfinch **NEWMARK**



Suite Specifications

Size (RSF)	16,292 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



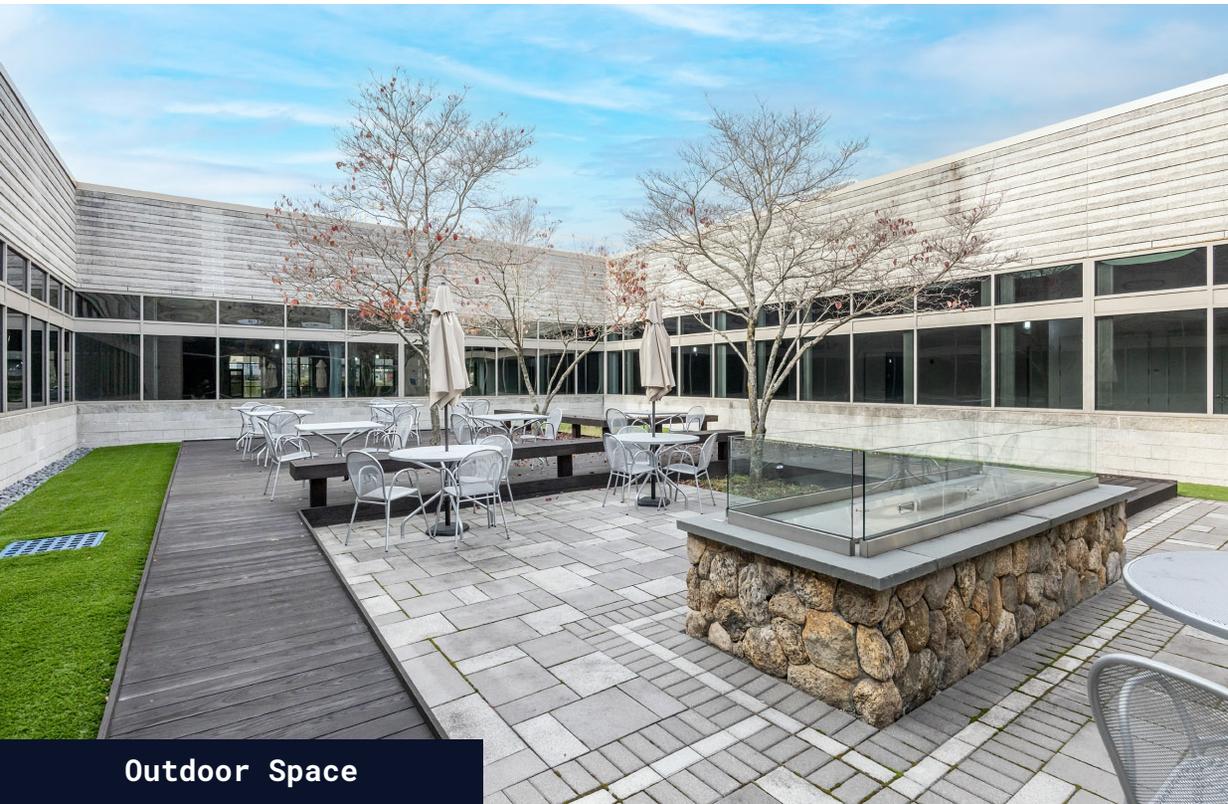
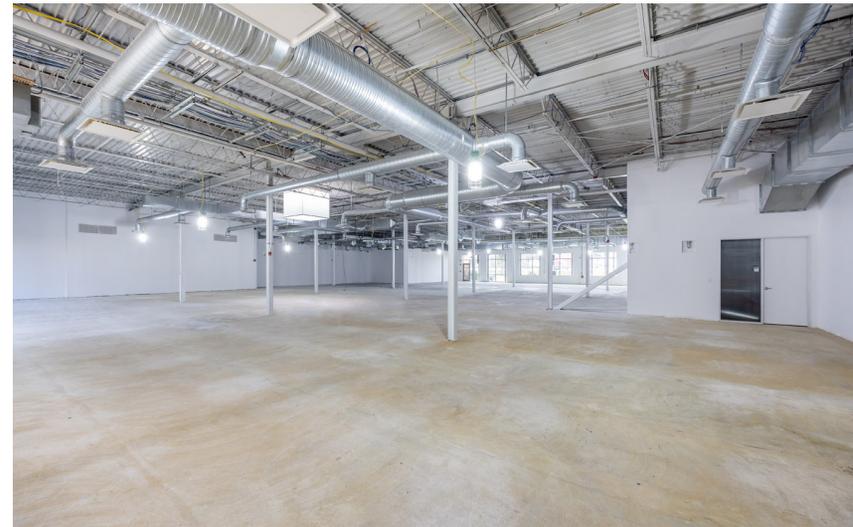
117
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Dedicated Loading Dock



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Outdoor Space



117
Kendrick Street

Needham Heights



SHERATON

Panera BREAD

HOMWOOD SUITES by Hilton

Atrius Health

Exit 35A

DIGITAL REALTY

Knowledge Beginnings
Child Development Centers

Boston Children's Hospital
Unit every child is well

Shark NINJA

Charles River LANDING

Tripadvisor

THE KENDRICK

Residence INN BY MARRIOTT

NBCUniversal



FedEx

Pine Village
SPANISH IMMERSION
Program TODDLER and PRESCHOOLER
by Kids & Company

Coca-Cola

IDG International Data Group
Clarks
WELLINGTON MANAGEMENT

Exit 35C



Charles River

117 Kendrick Street

Kendrick Street



CANDEL THERAPEUTICS

WARNER BROS. HOME ENTERTAINMENT

*EVOLVED BY NATURE

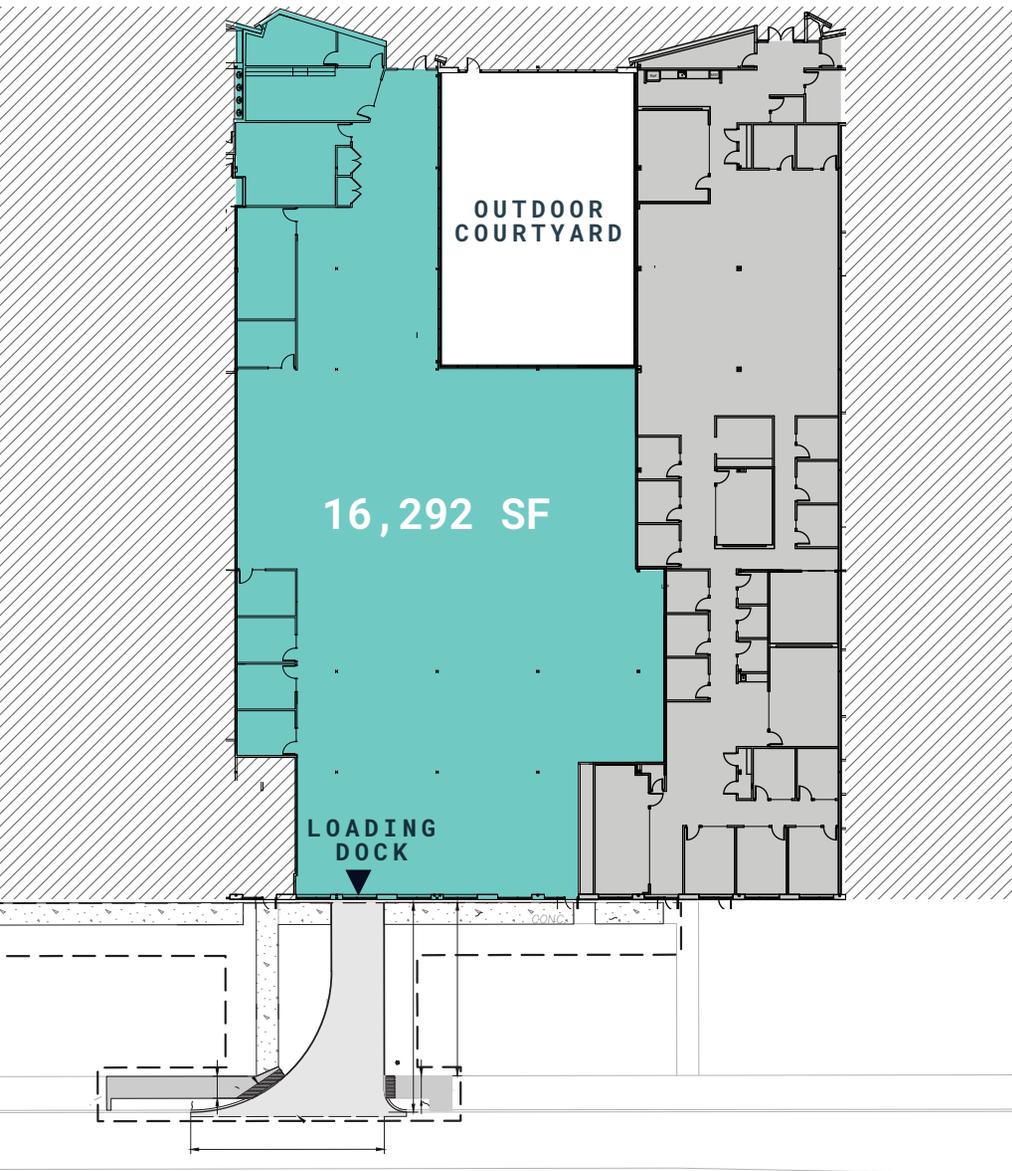
WORKBAR

Cutler Lake

Floor Plan

FIRST FLOOR

117 Kendrick Street
NEEDHAM, MA



THIRD AVENUE

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



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