

NEWMARK **Bulfinch**

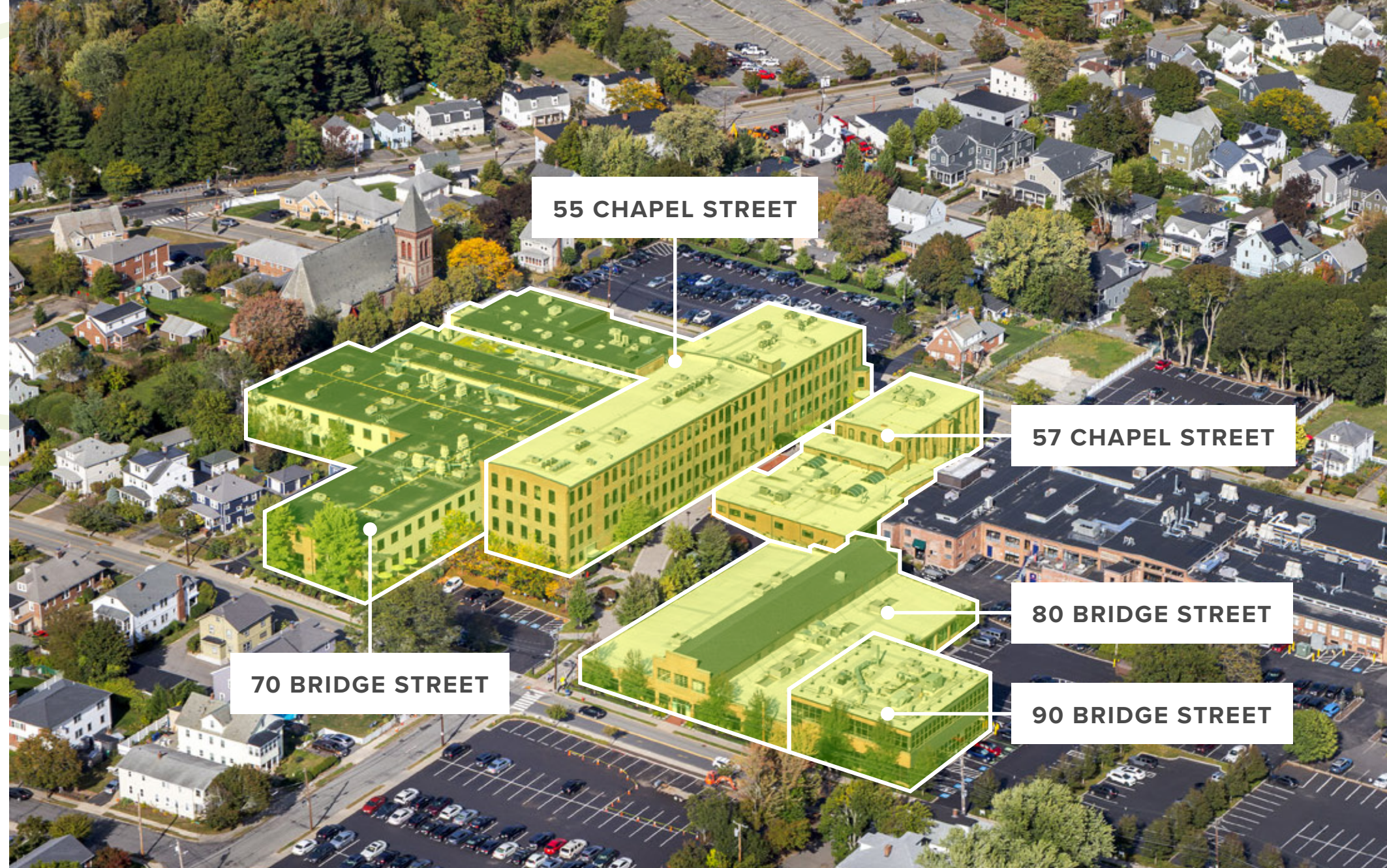


Newton's Premier Office and R&D Campus

OFFICE / R&D SPACE AVAILABLE

Where Innovation Meets Historic Character

Chapel Bridge Park is a 250,000 SF office and R&D campus that blends authentic historic architecture with modern amenities to create a distinctive workplace environment. The eight-building campus offers flexible space solutions in a highly accessible Newton location, just minutes from Boston, Cambridge, and the region's major transportation corridors.





DESIGNED FOR THE MODERN WORKDAY

Chapel Bridge Park offers on-site amenities that support wellness, productivity, and convenience. From a full-service café and fitness center to collaborative gathering spaces and commuter-focused amenities, the campus is designed to enhance the employee experience throughout the workday.



Full-Service
Café



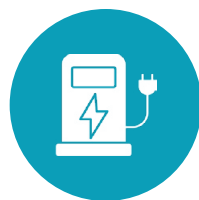
Fitness Center



Locker Rooms
& Showers



Indoor
Bicycle Storage



EV Charging
Stations



Communal
Meeting &
Gathering Spaces



Green City
Growers
Sustainable
Garden Program



Tenant Events



Dog-Friendly
Campus



Ample On-Site
Parking

CONNECTED TO GREATER BOSTON

Located in Newton's innovation hub, Chapel Bridge Park offers immediate access to the Mass Pike and is within easy reach of Route 128 and Greater Boston. The campus is surrounded by walkable dining, retail, hospitality, and public transportation options.

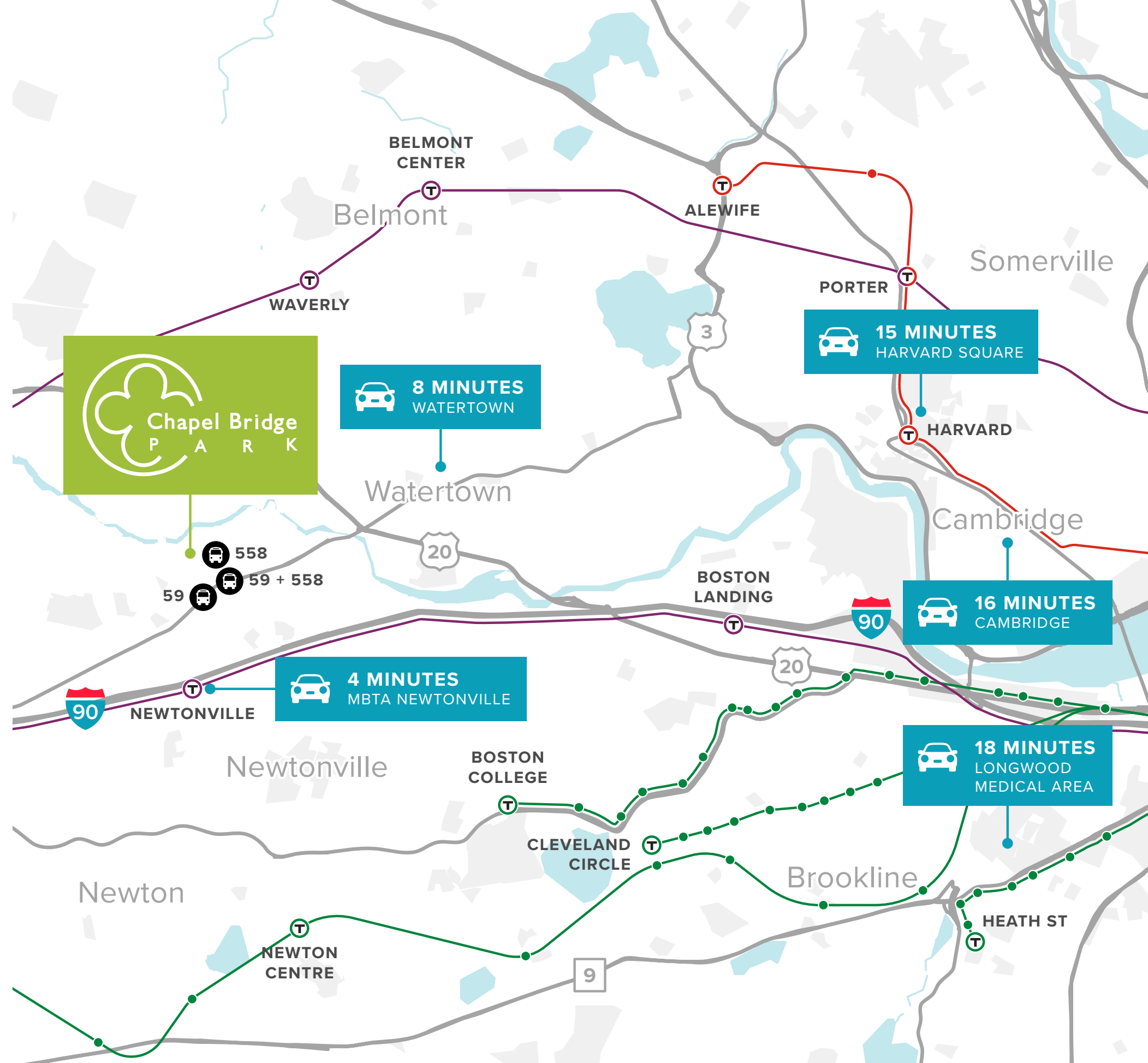
4 min
to I-90/Mass Pike

7 min
to Route 128

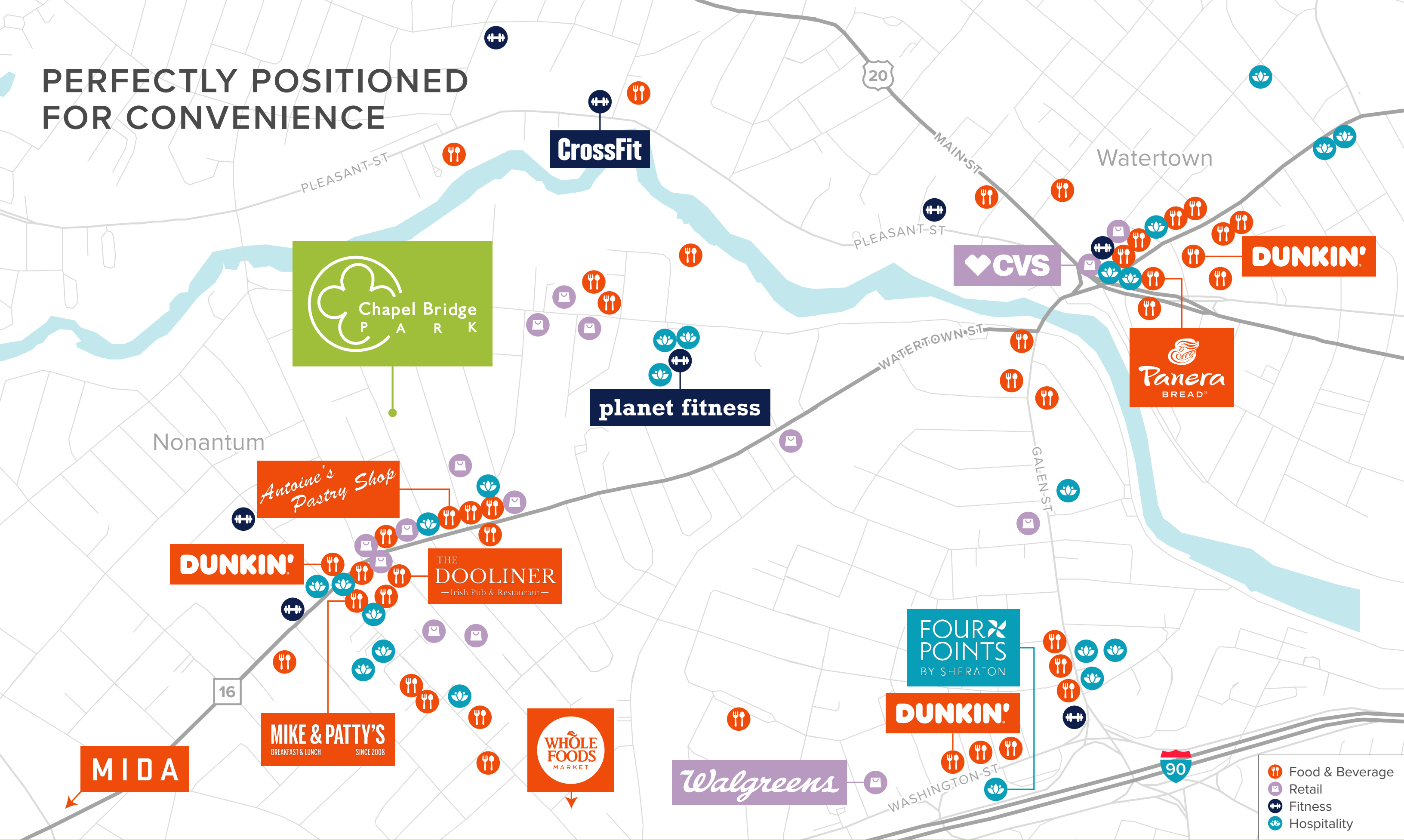
8 min
to Waltham

10 min
to Downtown
Boston

16 min
to Boston Logan
International Airport



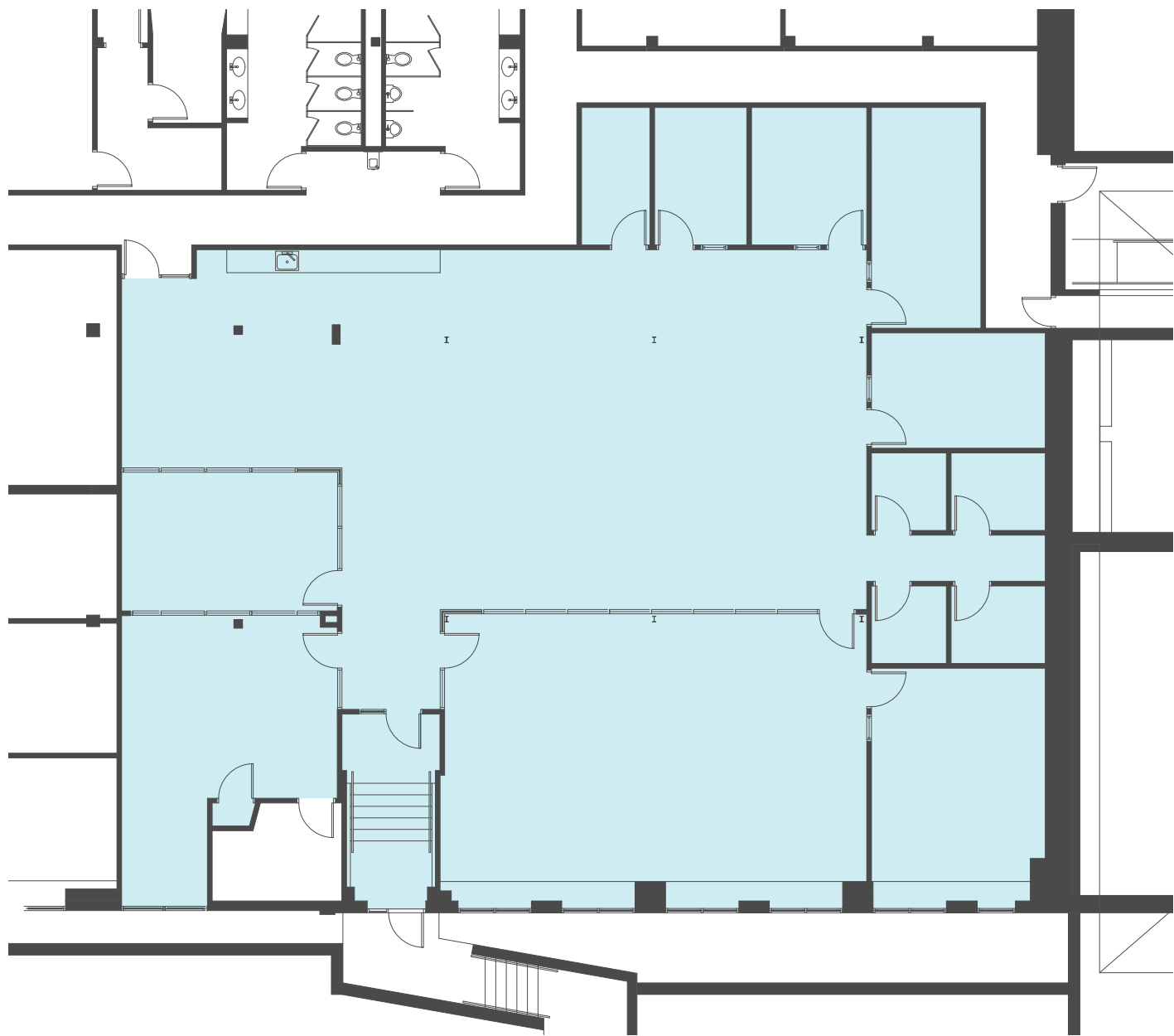
PERFECTLY POSITIONED
FOR CONVENIENCE



55 Chapel Street

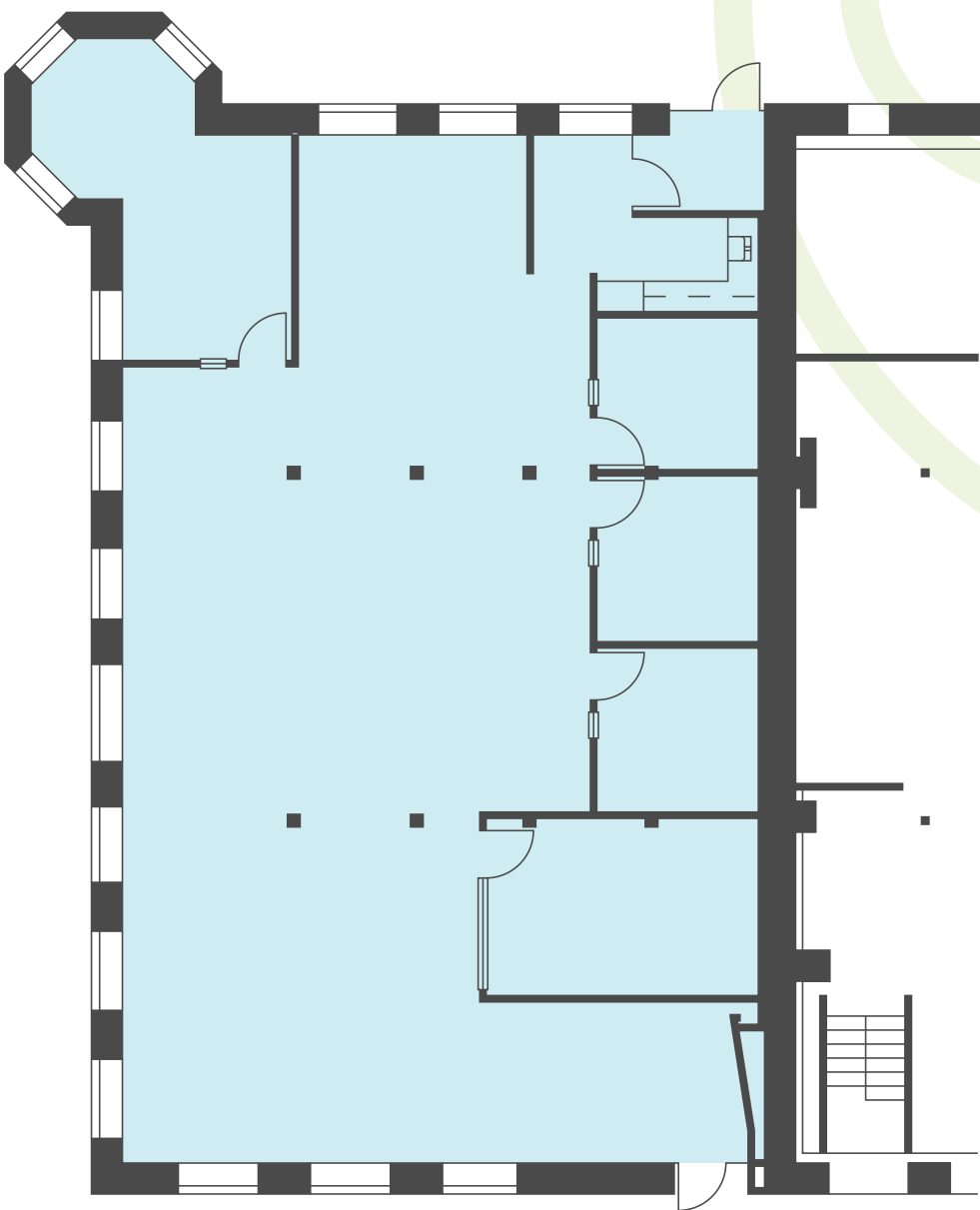
GROUND FLOOR

5,748 SF Available



1ST FLOOR

3,765 SF Available



57 Chapel Street

1ST FLOOR

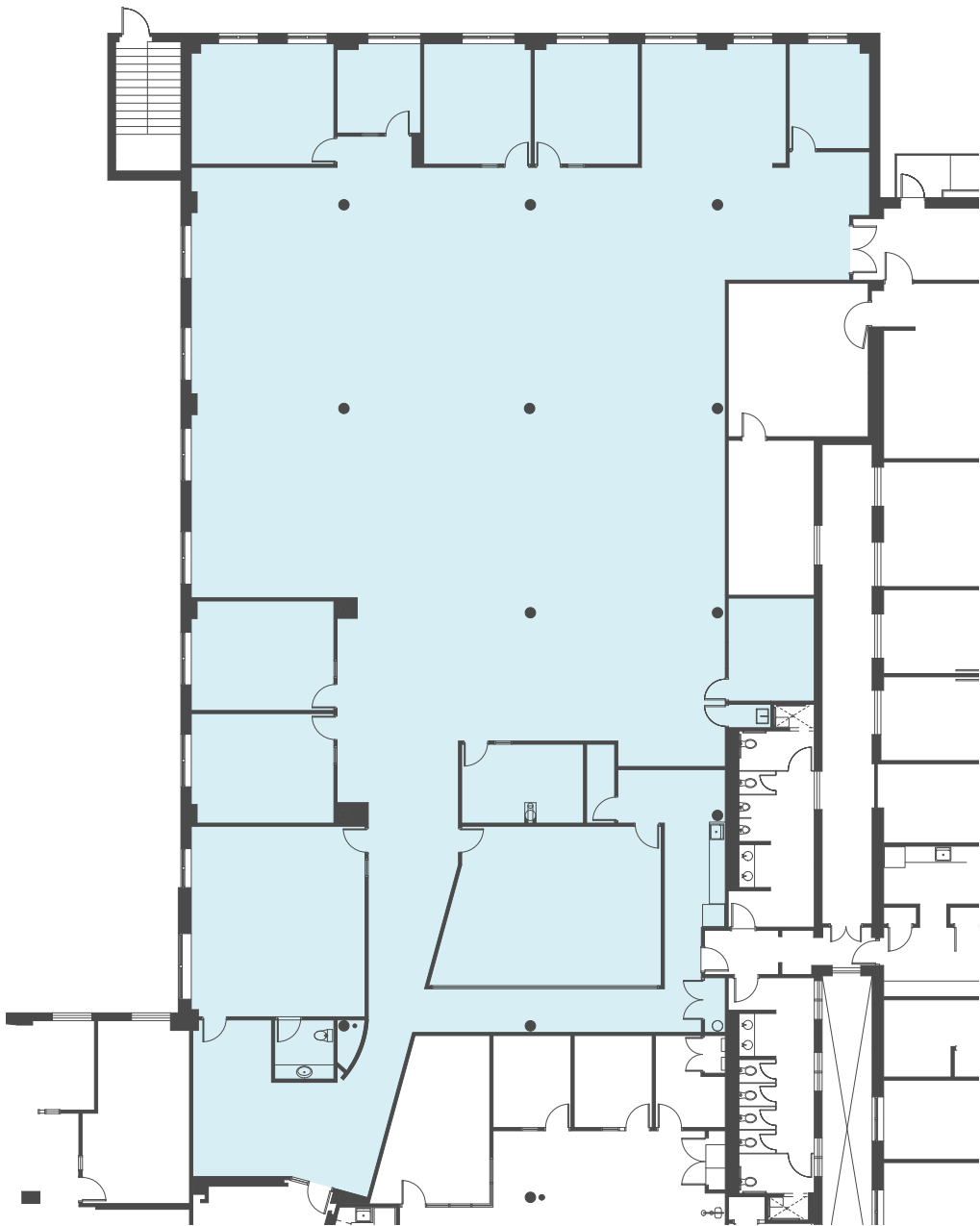
3,462 SF Available



70 Bridge Street

2ND FLOOR | SUITE 200

12,762 SF Available



2ND FLOOR | SUITE 202

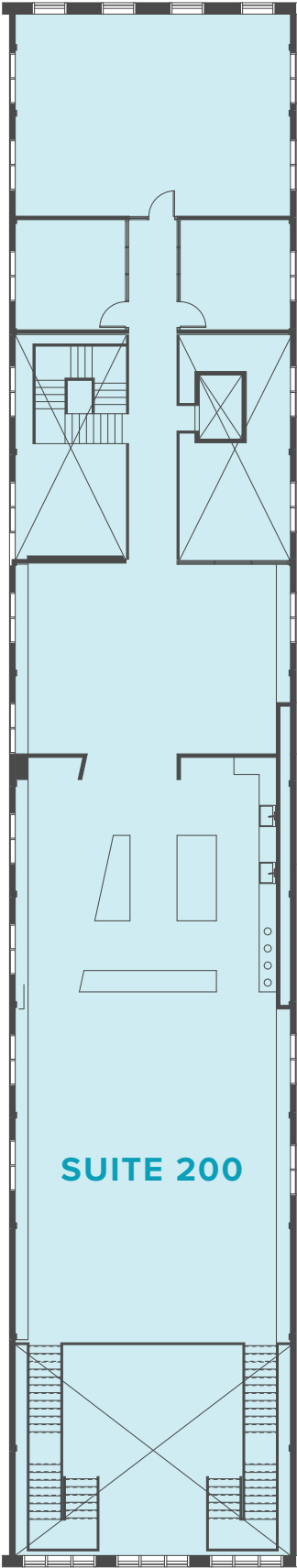
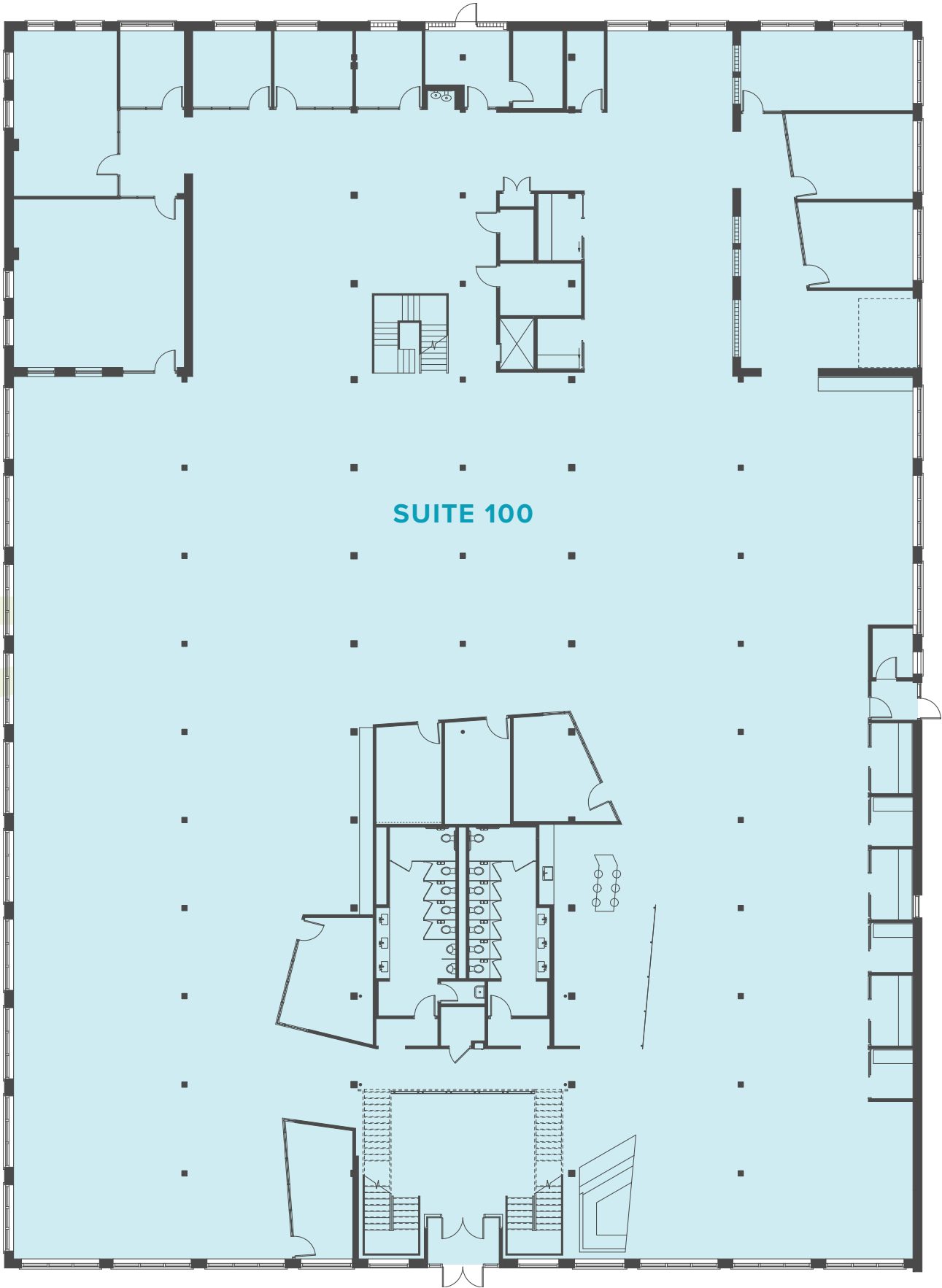
4,914 SF Available

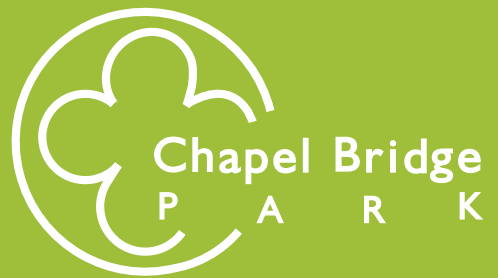


80 Bridge Street

FULL BUILDING OPPORTUNITY

33,283 SF Available





NEWMARK

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