

70 HASTINGS STREET, WELLESLEY

MEDICAL OFFICE SPACE



PROPERTY HIGHLIGHTS

70 Hastings Street is a 25,994 square foot medical office building located along the Route 9 medical corridor. Situated on 1.2 acres less than nine miles from downtown Boston and five miles from the LMA, the property offers exceptional access to the region's premier medical hub, as well as Interstates 90 and 128/95.



Recently
Renovated



Premier Medical
Hub



Close Proximity
to I-95



Ample Parking



Amenity-rich
Location



BUILDING INFORMATION

Building Size	25,994 SF
Available Space	Floor 1 - 2,350 SF Floor 1 - 1,430 SF
Land	1.18 Acres
Renovated	2022
Floors	3
Parking	3.10 per 1,000 SF
Ceiling Height	10'-12' floor to deck
Electrical	800 amps, 120/480 volts
Lighting	LED
Elevator	One (1)
Utilities	Town of Wellesley, National Grid

RECENT RENOVATIONS

- Complete renovation of main building lobby and all common areas
- Installation of a new façade at main building entrance
- Installation of sprinkler system
- Installation of new life safety fire system
- Installation of new rooftop HVAC units
- Full landscaping upgrade
- New building & monument signage