

OFFICE SPACE FOR LEASE
NOW AVAILABLE 7,938 SF OFFICE

THE BULFINCH
COMPANIES, INC.®
SINCE 1936

Crawford Place

15 CRAWFORD STREET, NEEDHAM MASSACHUSETTS



Crawford Place is a two-story, 40,752 square foot building situated directly on Route 128/95 in Needham, Massachusetts. The property delivers efficient floorplates, a skylit atrium lobby, and an adjacent warehouse space which can easily be converted into office use, 15 Crawford Street delivers flexibility and can accommodate a variety of tenants.

Due to its prime location on Route 128/95, the property delivers exceptional visibility and signage opportunities for tenants looking to gain exposure through branding. Access is also easy at Crawford Place, being just moments from Route 128/95 via Exit 19B.

Crawford Place

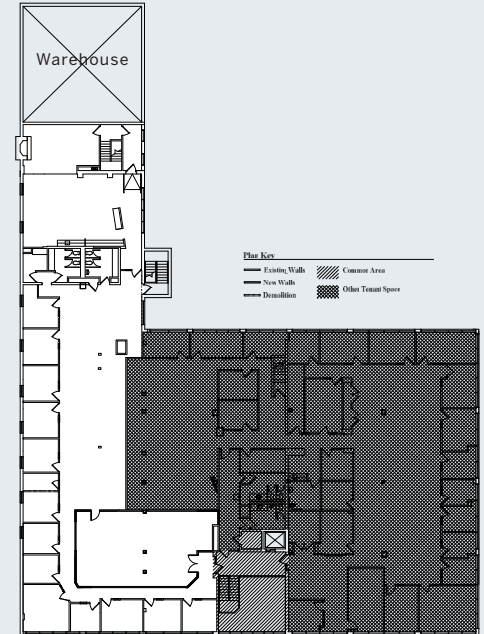
15 CRAWFORD STREET, NEEDHAM MASSACHUSETTS



BUILDING INFORMATION

Square Feet	First Floor: 20,376 s.f. Second Floor: 18,776 s.f. Warehouse: 1,600 s.f. Total: 40,752 s.f.
Windows	Predominately ribbon windows made of anodized aluminum frames with 1" insulating tinted glass units
Electric	277/480 supplied by NSTAR
HVAC	Gas rooftop units with backup generator
Water/Sewer	Municipal water and sewer
Elevator	One hydraulic elevator with 2,000-pound capacity
Parking Ratio	146 spaces (3.75 per 1,000 sf)
Features	Signage fronting Route 128/95 Highly efficient space, plus adjacent warehouse can easily be converted to office space Numerous restaurants, banks and services on Highland Avenue and Needham Street Located adjacent to Mills Field with tennis, basketball and baseball facilities Locker room with two showers

FLOOR PLAN



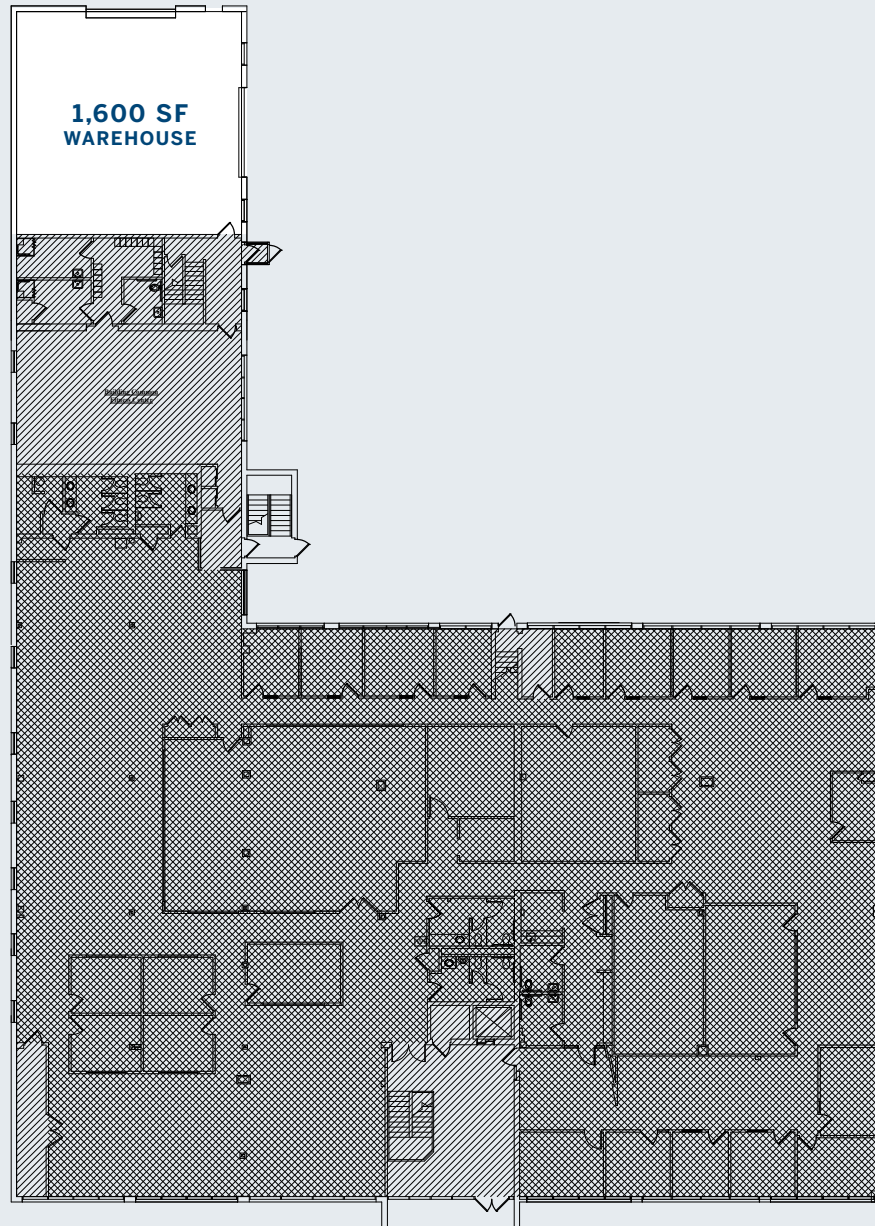
For more information, please contact
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Crawford Place

15 CRAWFORD STREET, NEEDHAM MASSACHUSETTS

AVAILABLE WAREHOUSE SPACE
(CONVERTIBLE TO OFFICE)



Crawford Street



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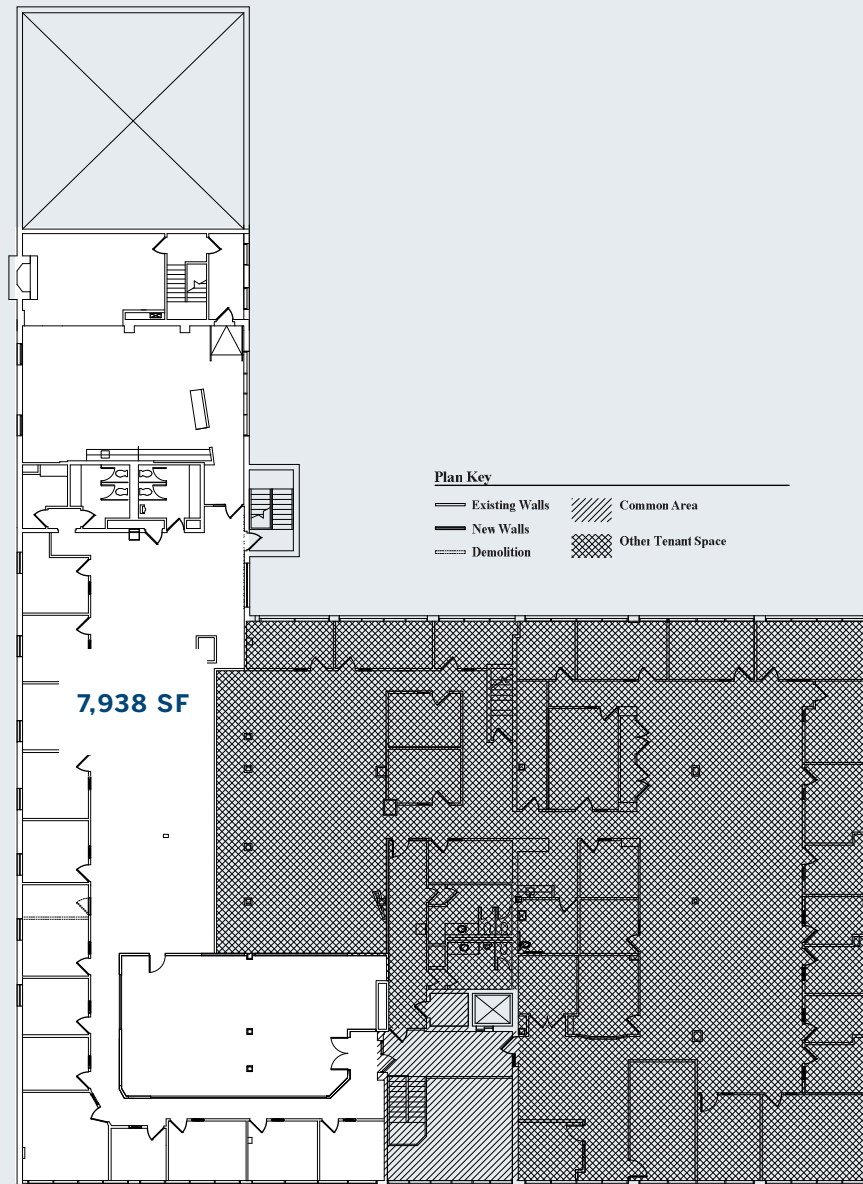
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AVAILABLE OFFICE SPACE



Crawford Street

