

OFFICE SPACE FOR LEASE
NOW AVAILABLE 2,576 SF

THE BULFINCH
COMPANIES, INC.®
SINCE 1936

Wells Business Center

199 WELLS AVENUE, NEWTON MASSACHUSETTS



Wells Business Center is a 43,463 square foot, first-class building located at 199 Wells Avenue in Newton, MA. This three-story office building presents tenants with small floor plate configurations, capable of providing maximum identity and pleasant views in a campus environment. Wells Business Center is situated in the Wells Avenue Office Park, a master-planned one million square foot business park just minutes from Interstate 95/Route 128 access via exit 19A. The office park is situated adjacent to the Charles River and the nearby Nahanton Park recreational trails. Area amenities include the Sheraton Needham which provides hotel, conference and dining accommodations; Boston Sports Club, Knowledge Beginnings Day Care, Plates Cafe and a variety of restaurant, retail and banking services.

Wells Business Center

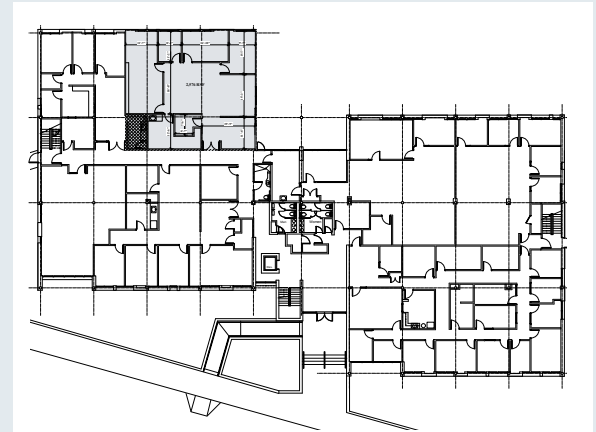
199 WELLS AVENUE, NEWTON, MASSACHUSETTS



BUILDING INFORMATION

Building Size:	42,682 s.f.
Year Built:	1974, renovated in 1996
Construction:	Construction Steel beam and column construction, exterior composed of brick and thermopane windows
Electric:	400 AMP at 277/480 volt, 3 phase, 4 wire
Gas/Electricity:	NStar
HVAC:	Two (2) McQuay (2007) 100 ton units, and two (2) Carrier (1996) 25 ton units with R-22 Refrigerant. Forced tempered air throughout supplied by a VAV (variable air volume) ductwork system and a plenum return
Water/Sewer	The Town of Needham
Elevator:	One passenger elevator with 2,000 lb. capacity
Parking:	2.9 spaces/1,000 SF and available street parking
Features:	<ul style="list-style-type: none"> Upgraded lobby with granite flooring Small floor plate configurations providing maximum identification for tenants Shower and lockers Picnic area in scenic wooded area On-site management Strong ownership with multiple property holdings in area Convenient access to the Sheraton Hotel, fitness, day care, restaurant, and outdoor recreation

FLOOR PLAN



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