

OFFICE SPACE FOR LEASE
NOW AVAILABLE 9,422 SF

THE BULFINCH
COMPANIES, INC.®
SINCE 1936

Newton Corporate Center

320 NEEDHAM STREET, NEWTON MASSACHUSETTS



Newton Corporate Center is a 42,000 square foot, first class building located at 320 Needham Street in Newton, MA. This two-story office building offers tenants direct access to Interstate 95/Route 128 via exit 19A. The property has recently undergone a full renovation program including a new brick and metal facade with high efficiency thermopane insulated windows, state-of-the-art mechanical systems and fiber optic capabilities, ensuring tenants the highest quality of first-class space available.

Area amenities, all within walking distance, include:

- Recently renovated Sheraton Needham Hotel (conference and dining)
- Numerous restaurants
- Abundance of retail
- Day care and fitness facilities
- Nahanton Park with recreational trails along the Charles River

Newton Corporate Center

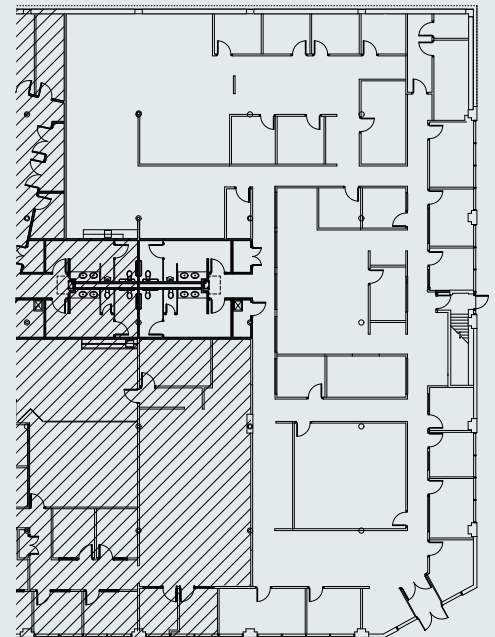
320 NEEDHAM STREET, NEWTON MASSACHUSETTS



BUILDING INFORMATION

| | |
|----------------------|---|
| Square Feet | First Floor: 21,000 s.f. Second Floor: 21,000 s.f. Total: 42,000 s.f. |
| Construction | Steel beam and column Brick and metal panel exterior High efficiency thermopane |
| Electric | 2,500 AMP 277/480 volt, 2 phase, 4 wire, overall capacity of 12 watts/sf |
| HVAC | Rooftop package, Direct Expansion (DX) units feeding Variable Air Volume (VAV) box systems with variable frequency drivers. Heating is accomplished through gas-fired units with electrical reheats |
| Roof | New roof with single-ply rubber or thermoplastic membrane and 15 year warranty |
| Parking Ratio | 3.50 spaces/1,000 s.f. |
| Features | Fully renovated to include state-of-the-art building systems Distinctive architecture in a highly visible location with signage opportunities Riverfront views with access to surrounding wooded park and fitness trails Highly efficient space with direct tenant entries, providing a minimal add-on factor Convenient access, many within walking distance, to area amenities including the Sheraton Hotel, fitness centers, dining and retail |

FLOOR PLAN | 9,422 SF



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