

OFFICE SPACE FOR LEASE
NOW AVAILABLE 6,113 SF

THE BULFINCH
COMPANIES, INC.®
— SINCE 1936 —

50 Cabot Street

NEEDHAM MASSACHUSETTS



50 Cabot Street delivers easy access and high visibility to its tenants with a prime location directly off Route 95/128 in one of Greater Boston's strongest sub-markets. Combine that with its centralized location to numerous amenities and tremendous signage opportunities, and 50 Cabot Street is an exceptional asset that delivers value to long-standing tenants.

Area amenities include:

- Adjacent to the 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

50 Cabot Street

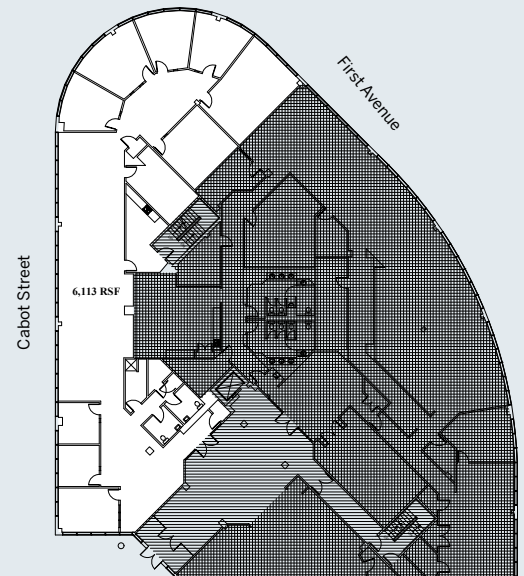
NEEDHAM MASSACHUSETTS



BUILDING INFORMATION

Building Size	First Floor: 20,700 s.f. Second Floor: 20,485 s.f. Total: 41,185 s.f.
Land Area	1.65 acres
Year Constructed	1989
Parking	Total of 134 cars (3.3 spaces/1,000 sf) with 52 spaces located in underground garage
Construction	Steel beam and column construction, exterior composed of granite panels and thermopane windows
Electric	800 AMP at 277/480 volt, 3 phase, 4 wire
HVAC	Gas-fired hot water boilers with individually controlled heat pumps
Elevator	One elevator with 2,500 lb. capacity
Features	Atrium lobby with granite flooring and wood finishes Route 128/95 visibility with signage opportunities Card access system On-site property management Strong ownership with multiple properties within area Convenient access to the Sheraton Needham Hotel, fitness, daycare, restaurants, outdoor recreation, retail and banking services, many are within walking distance

FLOOR PLAN



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