

SUBLEASE OPPORTUNITY

220 Reservoir Street

Suite 3 · Needham, Massachusetts

Flexible office suite with private offices and dedicated amenities

Select AV, appliances and access-control equipment to remain

THE OPPORTUNITY FLEXIBLE SPACE. IMMEDIATE POTENTIAL.

A well-located office suite minutes from I-95, offering adaptable workspace and select existing equipment for incoming tenant.

AVAILABLE AREA

6,000 SF

SUBLEASE TERM

Aug. 31, 2029 | 2 Yr. Ext. Option

ASKING RATE

\$18.75 PSF | NNN

AVAILABILITY

Immediate

PARKING

15+ Surface Spaces | Unreserved

CONDITION

Newly Renovated in 2024



EQUIPMENT TO REMAIN



Wall
Mounted TV



Refrigerator

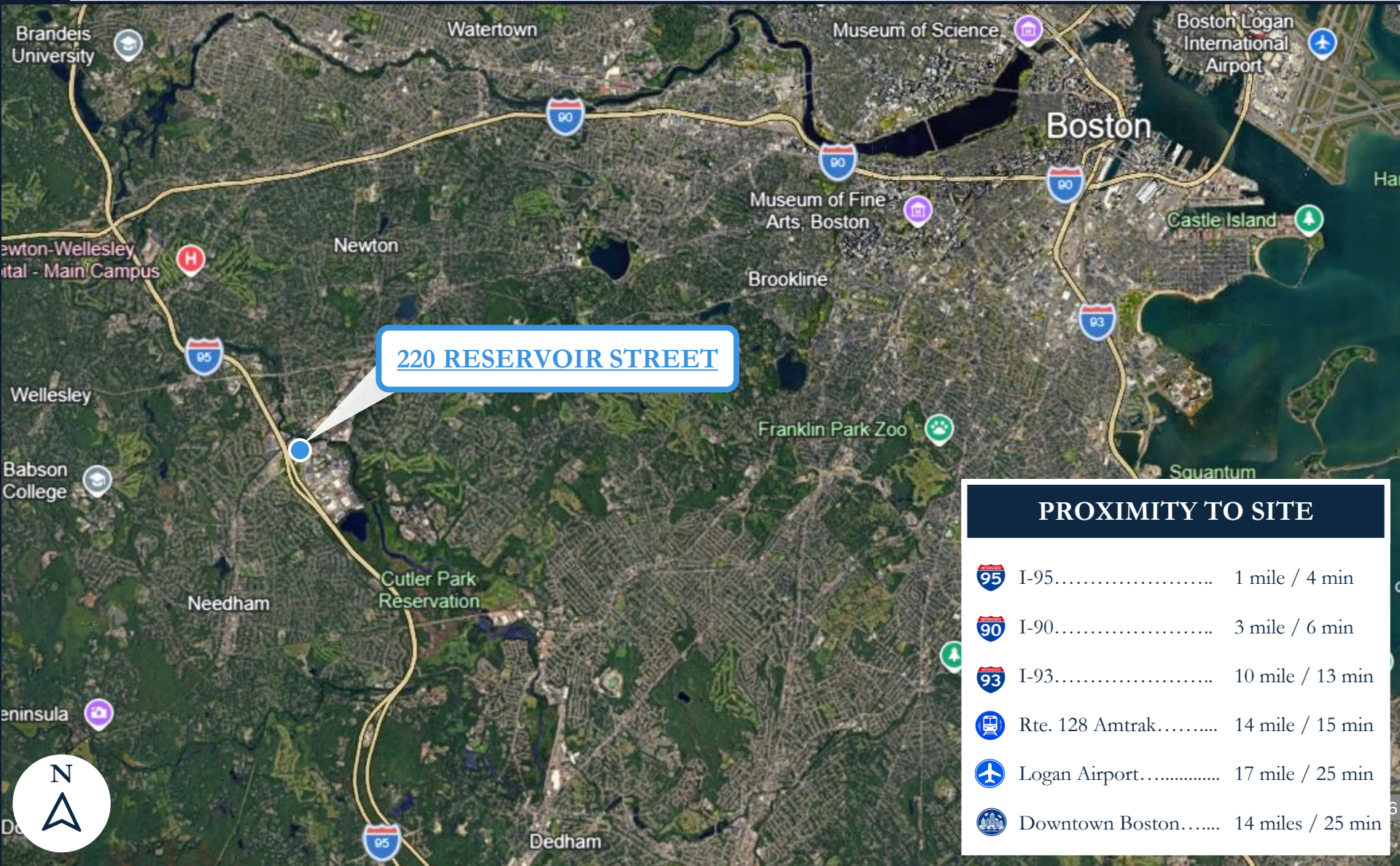


Microwave



Security
Pad

PROXIMITY TO MAJOR ACCESS POINTS



EXECUTIVE OFFICES ROOM TO LEAD. SPACE TO THINK.



5 EXECUTIVE OFFICES



VISUAL PANEL



GUEST SEATING



DISPLAY WALL

Generously size perimeter offices offer natural light and added flexibility for focused work, private conversations and small meetings



PERIMETER WINDOW EXPOSURE



EXPANDED OFFICE FOOTPRINT



IN-OFFICE MEETING POTENTIAL



DISPLAY READY WALL SPACE

*Furnishings are conceptual | TVs will remain with tenant

PRIVATE OFFICES DESIGNED FOR FOCUS



10 PRIVATE OFFICES



VISUAL PANEL



GUEST SEATING



DISPLAY WALL

Private offices offer quiet, dedicated space for focused work, confidential calls and one-on-one meetings. Furnishing and layouts are configurable across spaces



QUIET ENCLOSED
WORKSPACE



GLASS-FRONT
VISIBILITY



CONFIGURABLE OFFICE
LAYOUTS



TECHNOLOGY READY
SETTING

*Furnishings are conceptual | TVs will remain with tenant

CONFERENCE ROOMS MEET. PRESENT. COLLABORATE.

Two dedicated meeting spaces gives teams room for everything from executive presentations to focused collaboration



12+ PERSON BOARD ROOM



DUAL DISPLAY VIDEO WALL



4 – 6 PERSON HUDDLE ROOM



VIDEO CONFERENCING READY

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BOARDROOM | SEATS 12+



HUDDLE ROOM | SEATS 4 – 6

OPEN WORK AREA FOCUS INDEPENDENTLY. CONNECT EASILY.

An adaptable open environment supports individual productivity, informal collaboration and larger team discussions



DEDICATED
WORKSTATION



CENTRAL
COLLABORATION AREA



ADAPTABLE TEAM
CONFIGURATION



DISPLAY READY
GATHERING SPACE

OPEN COLLABORATION SPACE



BULLPEN



AMENITIES & COMMON SPACE RECHARGE. GATHER. RESET.

An amenity core within the suite provides dedicated space to step away, connect with colleagues and recharge throughout the day



KITCHEN & DINING AREA



DEDICATED COFFEE BAR



INFORMAL LOUNGE SPACE



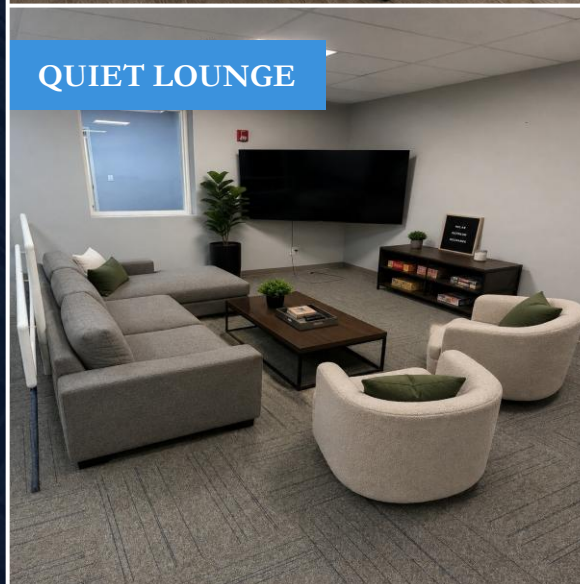
FLEXIBLE RECREATION AREA

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KITCHEN & DINING



QUIET LOUNGE



QUIET LOUNGE



RECREATION



CONTACT

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Suite 3 · Needham, Massachusetts

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