

# NORWOOD BUSINESS CENTER

FLEX & OFFICE SUITES AVAILABLE

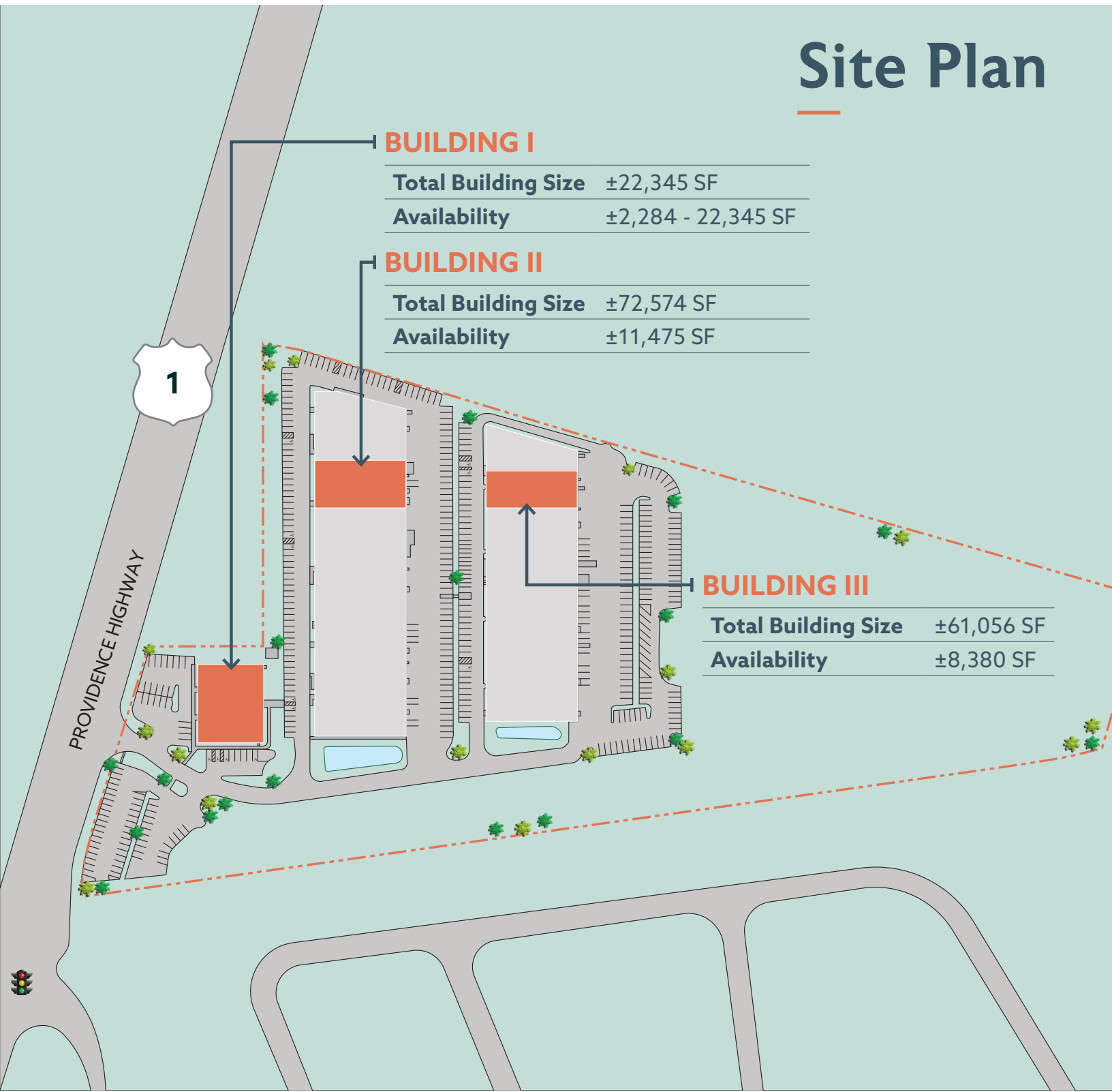
1400 PROVIDENCE HIGHWAY, NORWOOD, MASSACHUSETTS



# Property Description

CBRE is pleased to present an opportunity to lease flex and office space within Norwood Business Center, a three building campus. Located just 15 miles south of downtown Boston, this opportunity is situated directly off Route 1 and is within minutes to Interstate 95, Interstate 93, and Interstate 495, providing seamless access to all of Greater Boston's major highway systems and population centers.

## Site Plan



# Building I Specifications

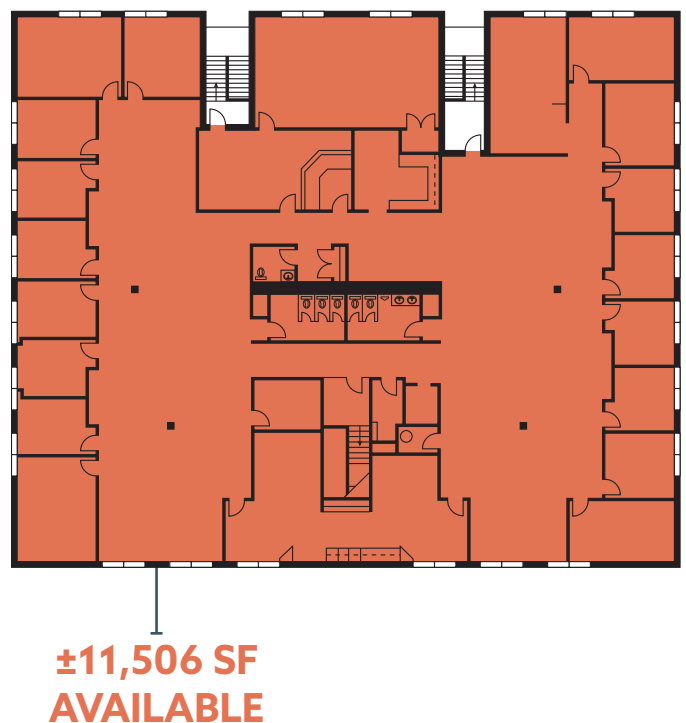
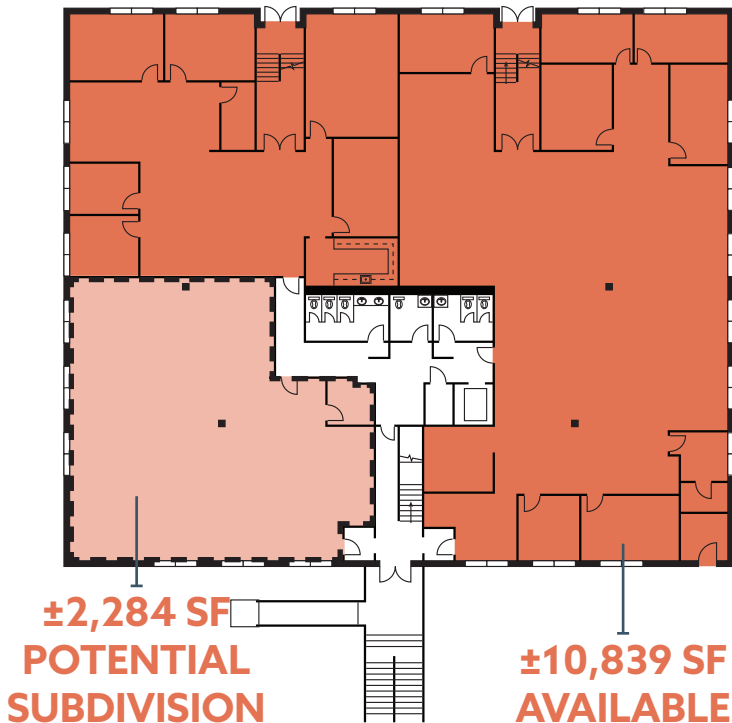
<b>Total Building Size</b>	±22,345 SF
<b>Availability</b>	1st Floor: ±2,284 - 10,839 SF (Vacant) 2nd Floor : ±11,506 SF (Vacant)
<b>Year Built</b>	1984
<b>Ceiling Height</b>	9'0"
<b>Column Spacing</b>	32' x 34'6"
<b>Parking</b>	±3.30/1,000 SF
<b>Foundation</b>	Slab on grade
<b>Exterior</b>	Steel frame with concrete masonry block
<b>Roof</b>	0.060 TPO Membrane
<b>HVAC</b>	Fully air-conditioned
<b>Utilities</b>	
<b>Electric</b>	Town of Norwood Municipal Light
<b>Water/Sewer</b>	Town of Norwood
<b>Gas</b>	National Grid
<b>Telephone/Data</b>	Verizon FIOs

## Floor Plan

■ AVAILABLE    ■ LEASED

1ST FLOOR

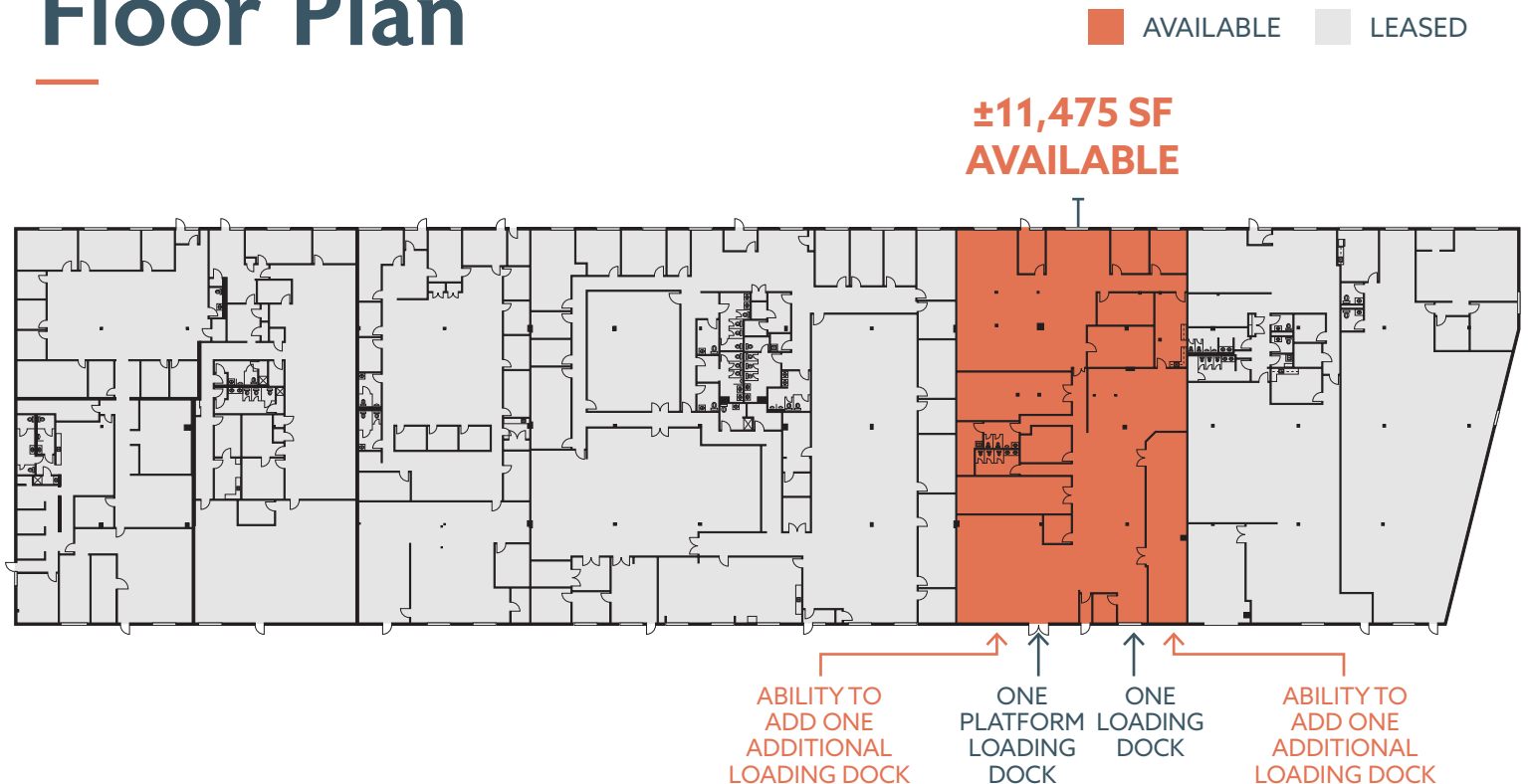
2ND FLOOR



# Building II Specifications

<b>Total Building Size</b>	±72,574 SF
<b>Availability</b>	±11,475 SF (Available)
<b>Year Built</b>	1979
<b>Clear Height</b>	16'
<b>Loading</b>	One (1) Tailboard Loading Dock and one (1) Platform Loading Dock Ability to add two (2) additional loading docks
<b>Column Spacing</b>	32' x 34'6"
<b>Power</b>	750 amps, 480 volts, 3-phase (To Suite)
<b>Parking</b>	±3.00/1,000 SF
<b>Foundation</b>	Slab on grade
<b>Exterior</b>	Steel frame with concrete masonry block
<b>Roof</b>	0.060 TPO Membrane
<b>HVAC</b>	Fully air-conditioned
<b>Utilities</b>	
<b>Electric</b>	Town of Norwood Municipal Light
<b>Water/Sewer</b>	Town of Norwood
<b>Gas</b>	National Grid
<b>Telephone/Data</b>	Verizon FIOs

## Floor Plan



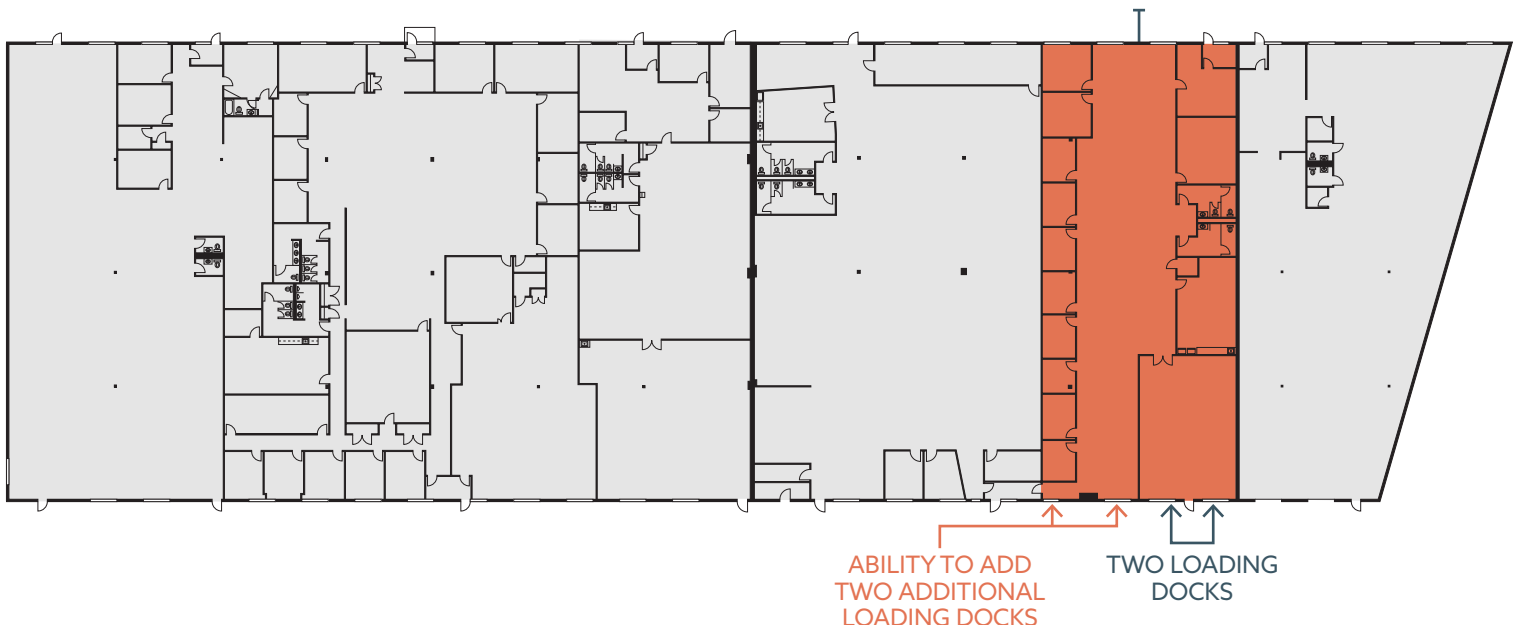
# Building III Specifications

<b>Total Building Size</b>	±61,056 SF
<b>Availability</b>	±8,380 SF (Vacant)
<b>Year Built</b>	1980
<b>Clear Height</b>	14'
<b>Loading</b>	Two (2) Tailboard Loading Docks Ability to add two (2) additional loading docks
<b>Column Spacing</b>	32' x 34'6"
<b>Power</b>	225 amps, 480 volts, 3-phase (To Suite)
<b>Parking</b>	±3.30/1,000 SF
<b>Foundation</b>	Slab on grade
<b>Exterior</b>	Steel frame with concrete masonry block
<b>Roof</b>	EDPM
<b>HVAC</b>	Fully air-conditioned
<b>Utilities</b>	
<b>Electric</b>	Town of Norwood Municipal Light
<b>Water/Sewer</b>	Town of Norwood
<b>Gas</b>	National Grid
<b>Telephone/Data</b>	Verizon FIOs

## Floor Plan

■ AVAILABLE ■ LEASED

**±8,380 SF  
AVAILABLE**



LEGACY PLACE



**AMTRAK**  
NORWOOD CENTRAL

**BOCH**  
Hyundai

**FedEx**  
Office

**TESLA**

# ACCESSIBILITY AND AMENITIES

Downtown Boston  
15 Miles



Norwood  
Memorial Airport



EXIT 23B

EXIT 23A

Herb  
Chambers

CARMAX

# NORWOOD BUSINESS CENTER

1400 PROVIDENCE HIGHWAY, NORWOOD, MASSACHUSETTS

WALPOLE MALL

WINES & MORE BARNES & NOBLE

TACO BELL Panera BREAD PETSMART

GameStop PartyCity TEXAS ROADHOUSE

LAIFITNESS. PAPA JOHN'S FIVE GUYS

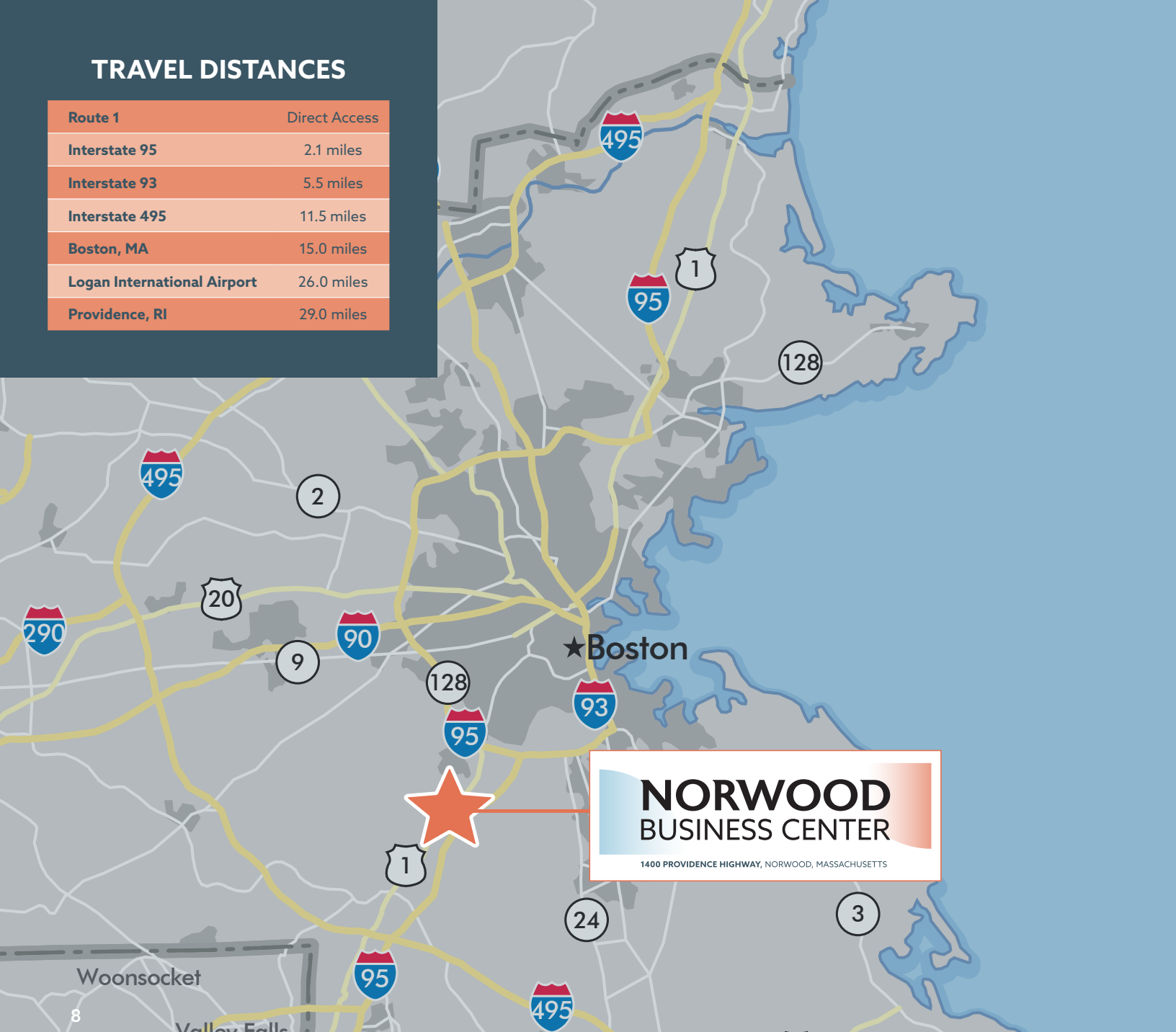
X GOLF KOHL'S OLD NAVY

1

2 MILES TO I-95  
EXIT 21

## TRAVEL DISTANCES

Route 1	Direct Access
Interstate 95	2.1 miles
Interstate 93	5.5 miles
Interstate 495	11.5 miles
Boston, MA	15.0 miles
Logan International Airport	26.0 miles
Providence, RI	29.0 miles



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