

140 KENDRICK STREET

Needham, MA

Class A Office Space for Lease



Lincoln

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Property Highlights

- Full Amenity Package**
 On-site amenities include renovated lobby/lounge, conference center, state-of-the-art fitness center, full-service cafe, on-site coffee bar, surface parking and garage parking.
- Premier Location**
 Direct access to I-95 and Route 128 with shuttle service to MBTA Green Line. Proximity to abundant dining, shopping & entertainment options.
- Class A Image with Net-Zero Sustainability**
 Represents the first net-zero, carbon-neutral repositioning of its scale in Massachusetts

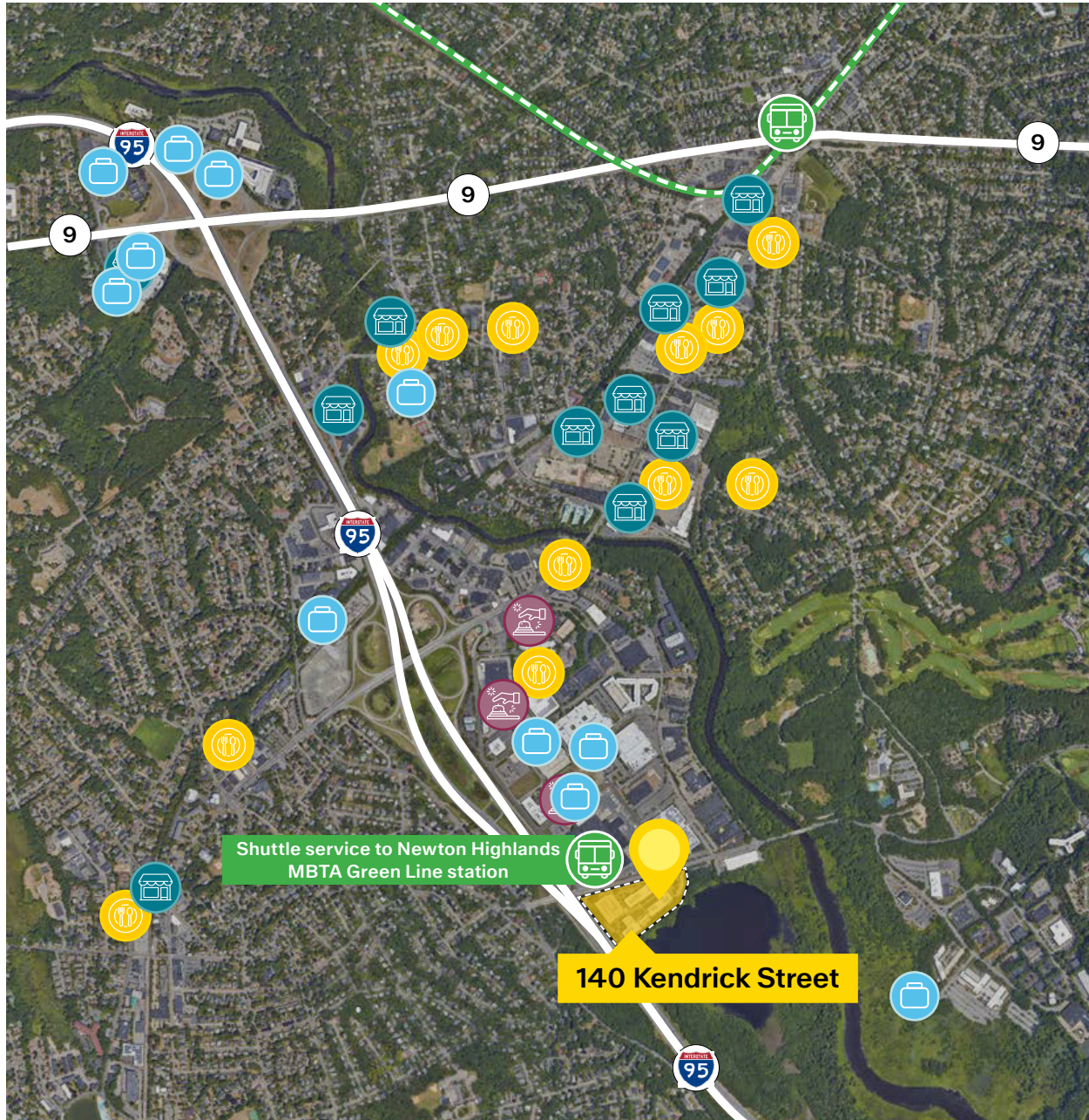
Availability

Building	Floor	Size
Building C	Floor 2	8,740 SF

Building C Specifications

Building Size (Building C)	182,234 SF
Ceiling Height	Floor 1: 14' Floors 2 & 3: 13'
Parking	Garage: 1,127 spaces Surface: 207 spaces
Loading	One dock with two bays, including one with single-stream recycling compactor
Heating (Building C)	Electric fan-powered boxes with gas warm-up cycle in Mammoth rooftop units
Cooling	Four Mammoth water-cooled condensers
Electric Service	2,000 kVA, 13,800-volt primary, 2,500 amp0s, 277/480-volt secondary
Utilities	Electricity: Eversource Gas: Direct Energy; National Grid Water & Sewer: Town of Needham

Location Map & Regional Amenities



FOOD



FIVE GUYS



CORPORATE NEIGHBORS



RETAIL/SHOPPING

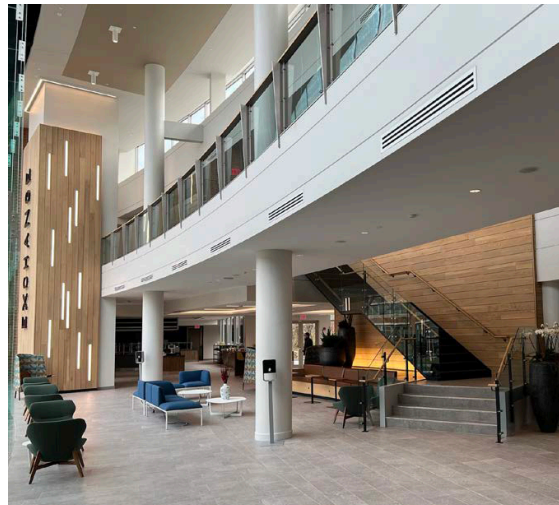
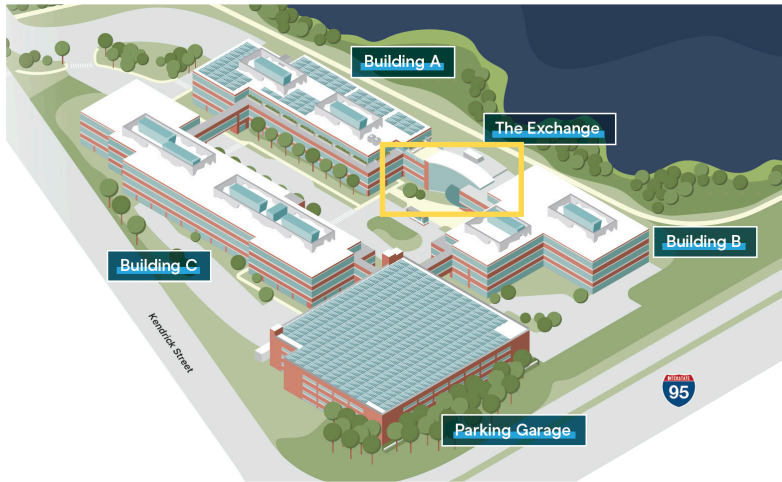


HOTELS

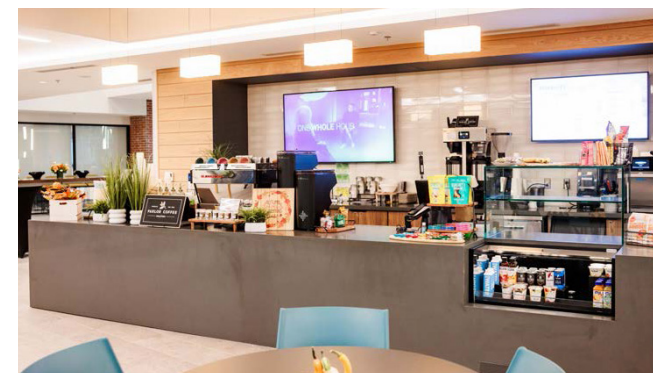


Building Amenities at The Exchange

Known as "The Exchange", the amenity center at 140 Kendrick Street features premium, modern amenities for tenant use.

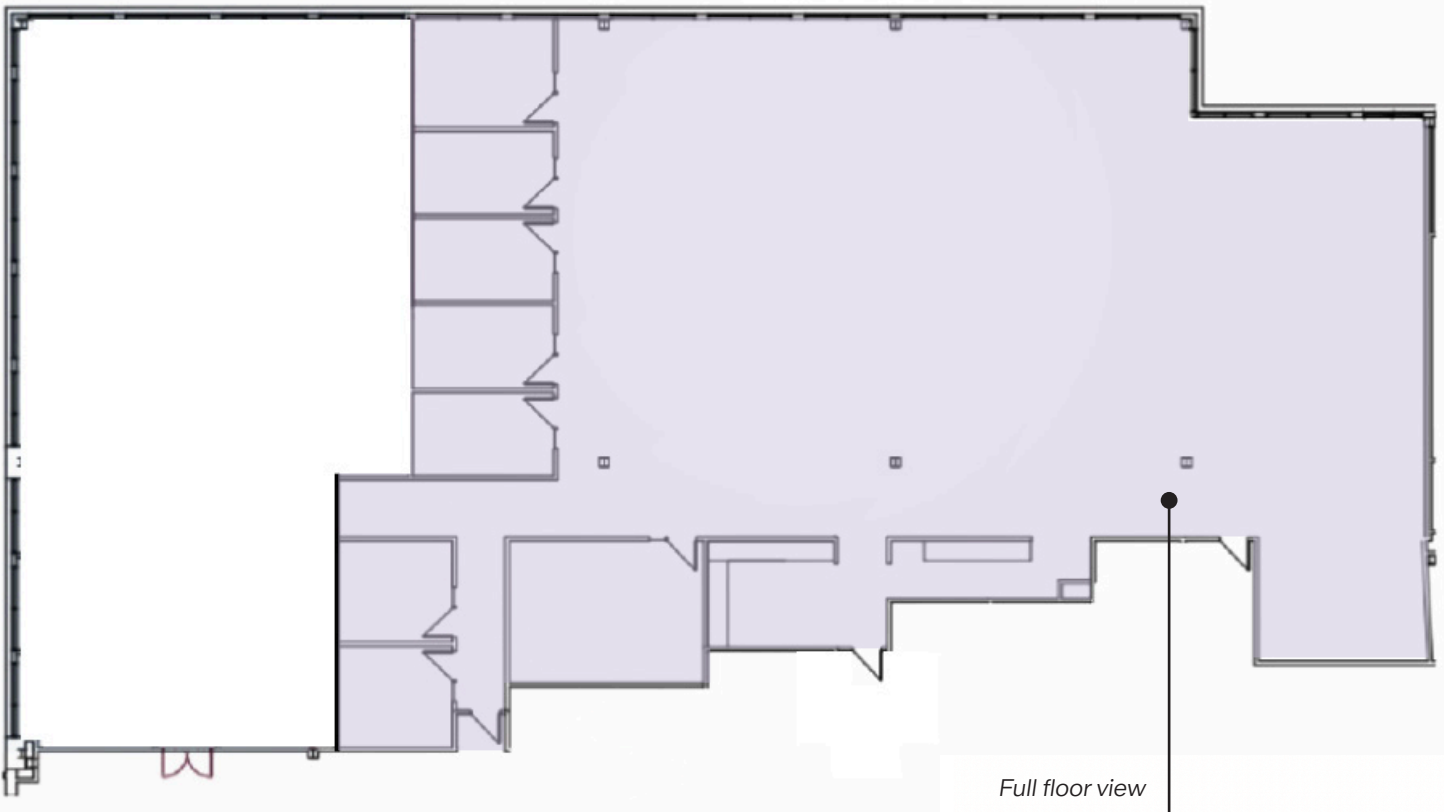


- ✓ Conference center
- ✓ Communal lobby space
- ✓ Fitness center
- ✓ Communal outdoor space
- ✓ Full-service cafe
- ✓ Coffee bar
- ✓ Parking (surface & covered)



Floor Plan | Building C

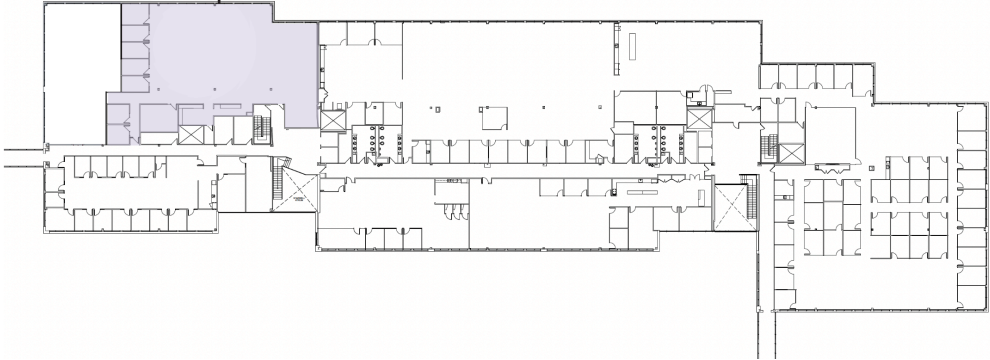
2nd Floor
8,740 SF



Availability

Floor	2nd
Size	8,740 SF
Lease Rate	Negotiable
Date Available	Immediately

Full floor view





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