

1785 COLUMBUS AVE

ROXBURY, MASSACHUSETTS

OFFICE: 5,167 RSF (CAN SUBDIVIDE) | RETAIL: 1,450 RSF

NEW OFFICE DEVELOPMENT

1785 COLUMBUS AVE

Roxbury, Massachusetts

PROPERTY SPECIFICATIONS

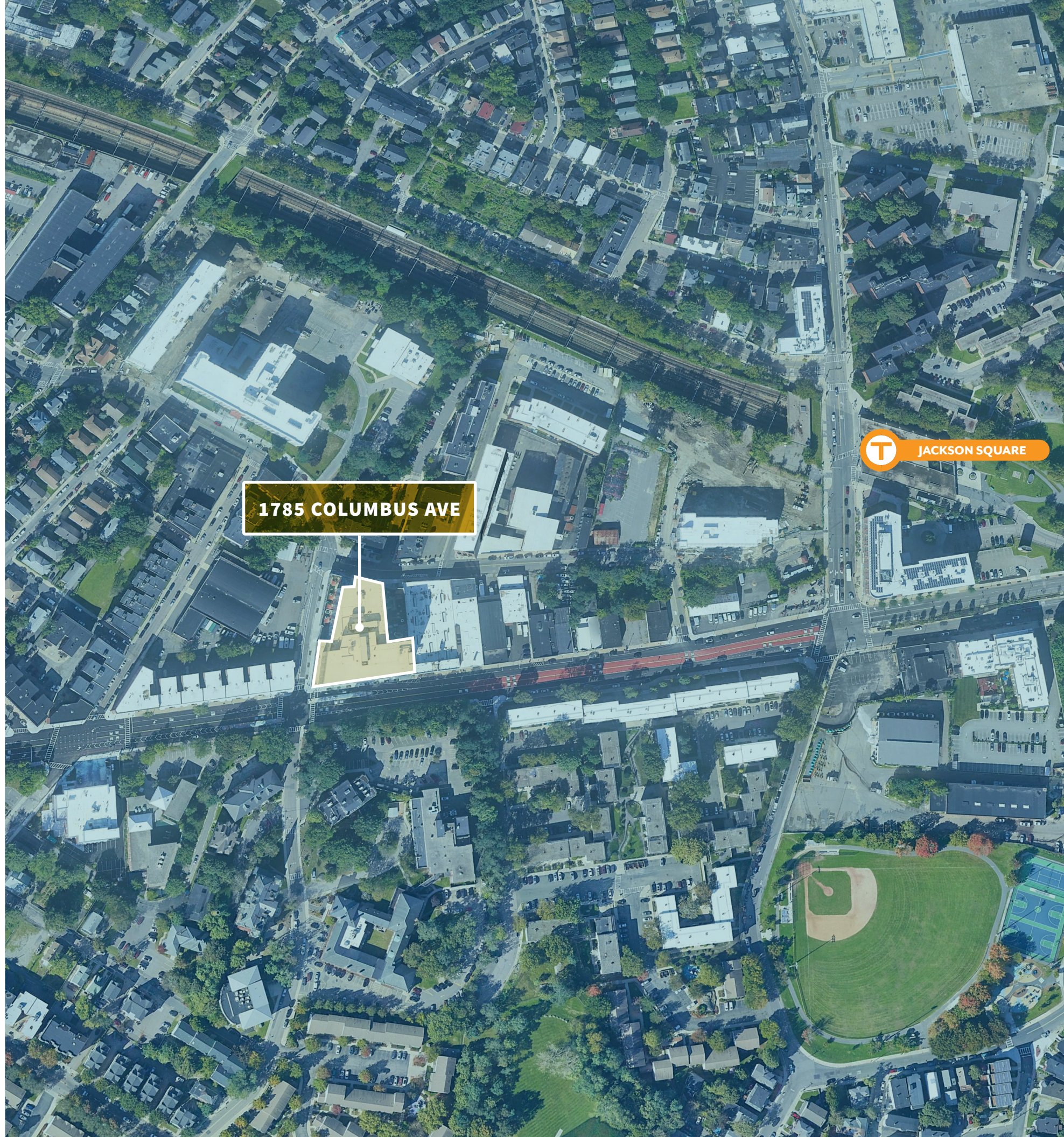
PROPERTY TYPE:	Office
TOTAL RSF:	135,512 RSF
AVAILABLE SPACE:	Floor 6 - Office: 5,167 RSF (Can Subdivide) Floor 1 - Retail: 1,450 RSF
RATIO:	1/1,000 RSF Leased
BIKE STORAGE:	Lower Level Garage: (20) secured/indoor bike spaces Upper Level Garage (52) secured/indoor bike spaces + (12) unsecured/covered outdoor spaces Note: (2) outdoor bike share stations proposed for additional bike amenities (3) private showers are provided on Upper Level garage for bike users.

CONSTRUCTION

FOUNDATION:	Slab on grade over cast-in-place concrete frost walls and footings.
FRAMING:	Steel and concrete-framed structure with 6" LGMF backup walls.
ROOF:	Fully adhered TPO, white.
WINDOWS:	Insulated aluminum curtainwall
MINIMUM FLOOR-TO-FLOOR HEIGHT:	13'-0" minimum slab-to-slab dimension, floors 3 through 7.

BUILDING SYSTEMS

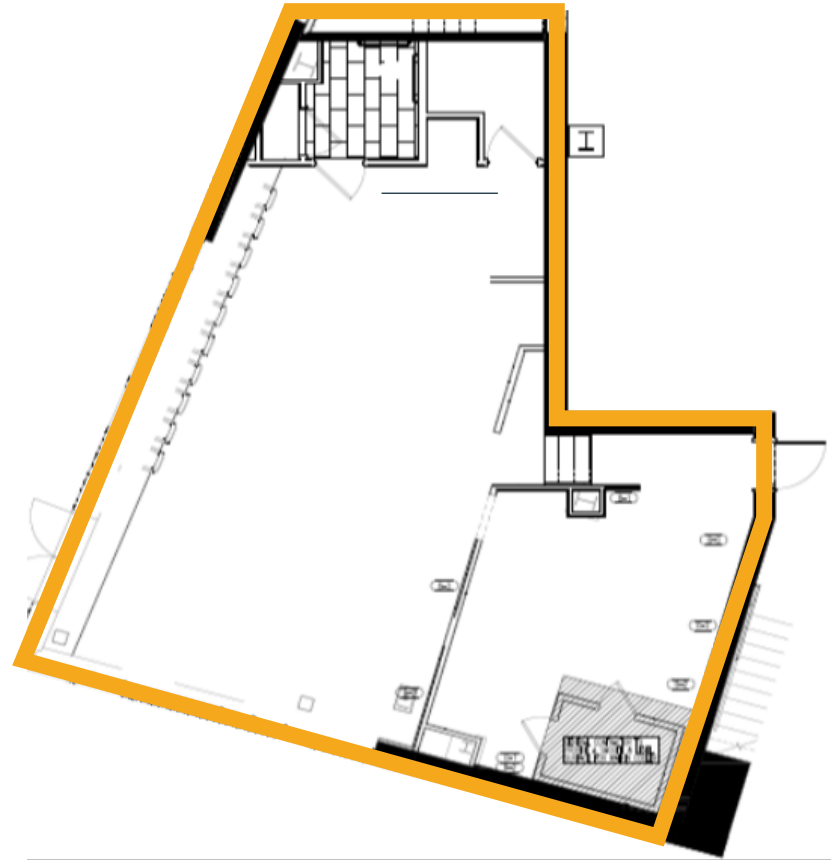
HEATING/COOLING:	Variable volume cooling/hot water reheat system, which ties into base building air handling unit and boiler plant.
DOMESTIC HOT WATER:	Electric
FUEL SOURCE:	Natural Gas
UTILITY METERING:	Base Building meters for Gas, Water and Electric. Tenants responsible for electrical utility meters.
SPRINKLER SYSTEM:	NFPA-13 wet Sprinkler System with dry system in garage.
ELEVATOR SERVICE:	4 ELEVATOR CARS Cars 1 & 2: 3000lbs, 350FPM. Lobby - 7th floor Car 3: 4000lb, 350FPM. All floors, Stretcher compliant. Car 4: 4000lb, 150FPM. Lower Level Garage - Lobby
SECURITY:	Secured parking garage access with key fob access into building. Security cameras in garage and elevator lobbies.



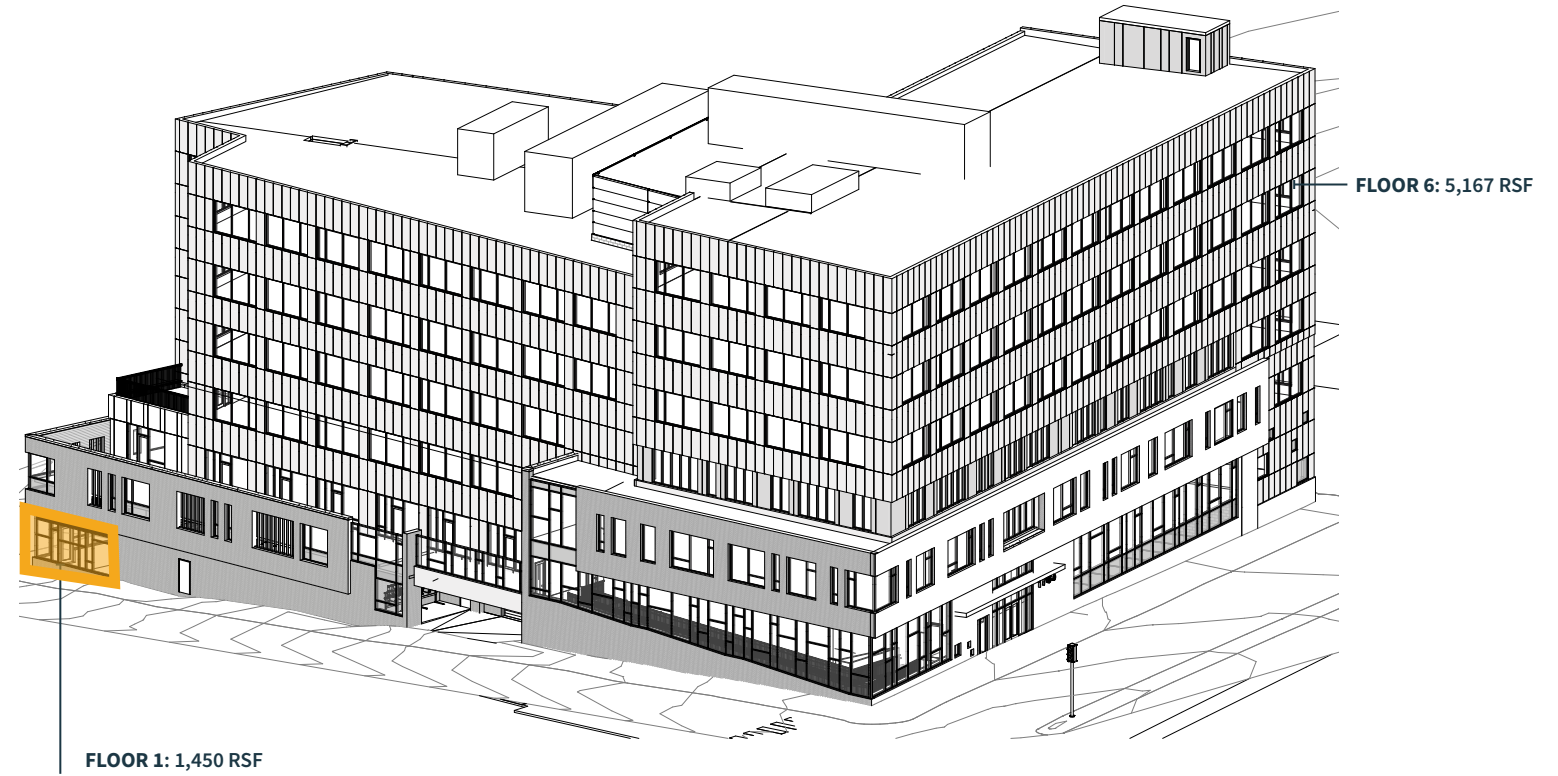
1785 COLUMBUS AVE

T JACKSON SQUARE

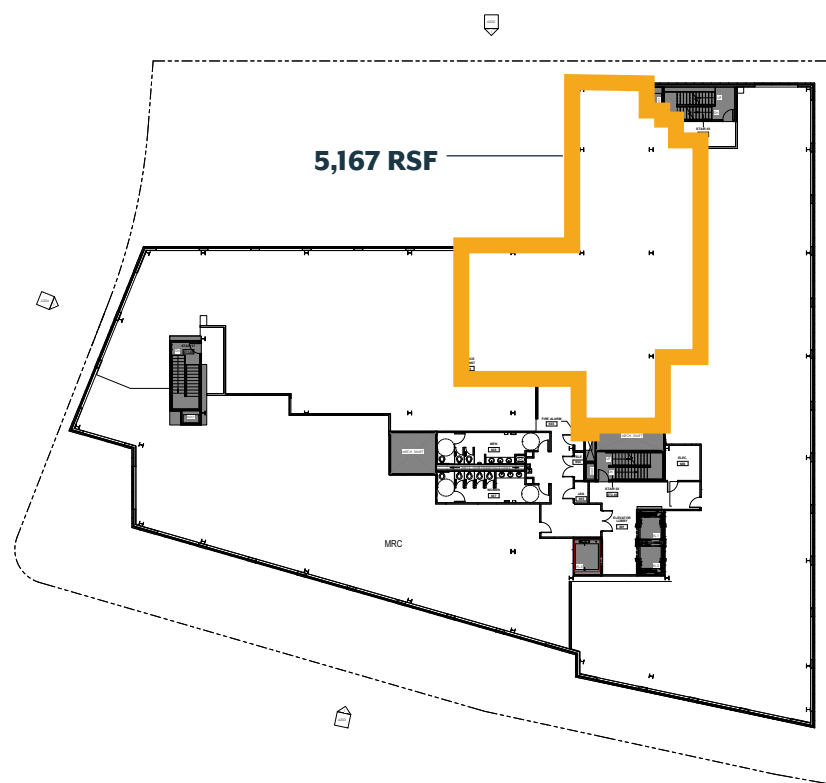
FLOOR 1



ANOMETRIC PLAN



FLOOR 6





EAST CAMBRIDGE MIT

FINANCIAL DISTRICT

SEAPORT DISTRICT

BACK BAY STATION

BACK BAY

SOUTH END

ALLSTON

NORTH BROOKLINE

LONGWOOD

ROXBURY CROSSING

JACKSON SQUARE

ACCESS



Orange line



Via Columbus Ave & Melnea Cass Blvd



Via Columbus Ave & Mass Ave

AMENITIES



1785 COLUMBUS AVE

JACKSON SQUARE



1785

COLUMBUS AVE

ROXBURY, MASSACHUSETTS

CONTACT TO ARRANGE A TOUR

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