

CLASS A SUBLEASE AVAILABLE | SUBDIVIDABLE | FLEXIBLE TERM

14,682 SF OFFICE SPACE

101  
STATION DRIVE  
WESTWOOD, MA



## BUILDING OVERVIEW

### Site Description

Address	101 Station Drive, Westwood, MA
Land Area	14.98 acres
Zone Code	Industrial Office

### Improvement Details

Building Profile	A 208,134 square foot, Class A office building located adjacent to University Station in Westwood, Massachusetts
Year Built/Renovated	1985/2014-2017
Number of Floors	Three
Building Rentable Area	208,134 square feet
Average Floor Size	69,378 square feet

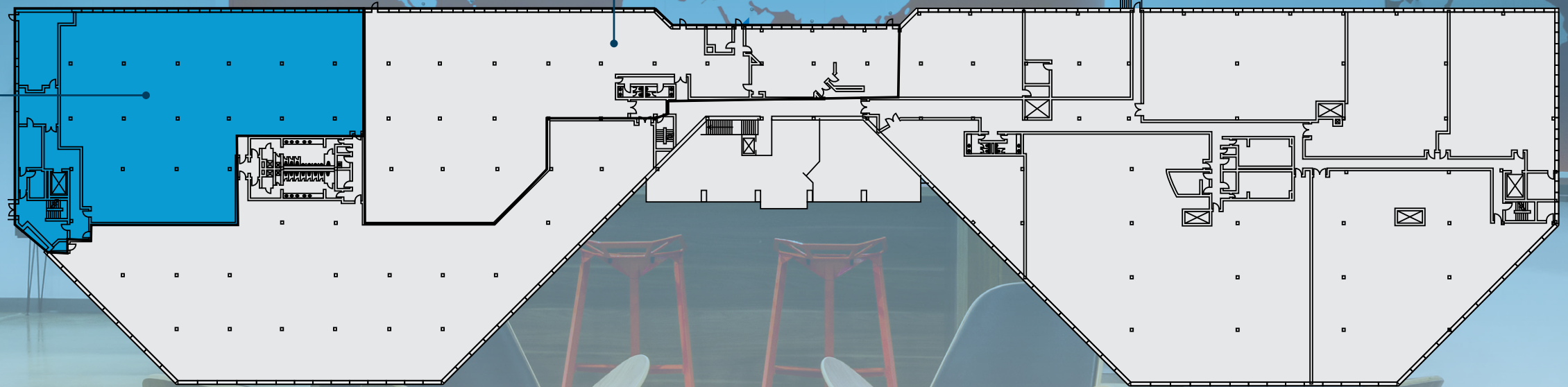
### Building Systems

Elevators	Three hydraulic elevators, installed in 1985, cabs refurbished in 2015
HVAC System	12 Trane electric rooftop units, installed in 1999; one McQuay chiller serving the General Dynamics server room/lab, installed in 1985; two McQuay dry coolers, installed in 1985
Electric Service	277/480 volt, 2,000 to 2,500 amp, three phase, four wire Siemens L-shaped modular switchgear
Emergency Generator	Natural gas generator with 1,318 kVA, 1,080 kW, 70 amp transfer switch
Energy Management	Base building HVAC system features energy management software
Life Safety	Notifier fire alarm panel, installed in 2015; 100% wet pipe automatic sprinkler system coverage
Utilities	Electricity: Eversource Gas: Eversource Water & Sewer: Westwood and Dedham Telecom: AT&T, Comcast, Verizon



**BUILDING LAYOUT**  
SECOND FLOOR

14,682 SF Available

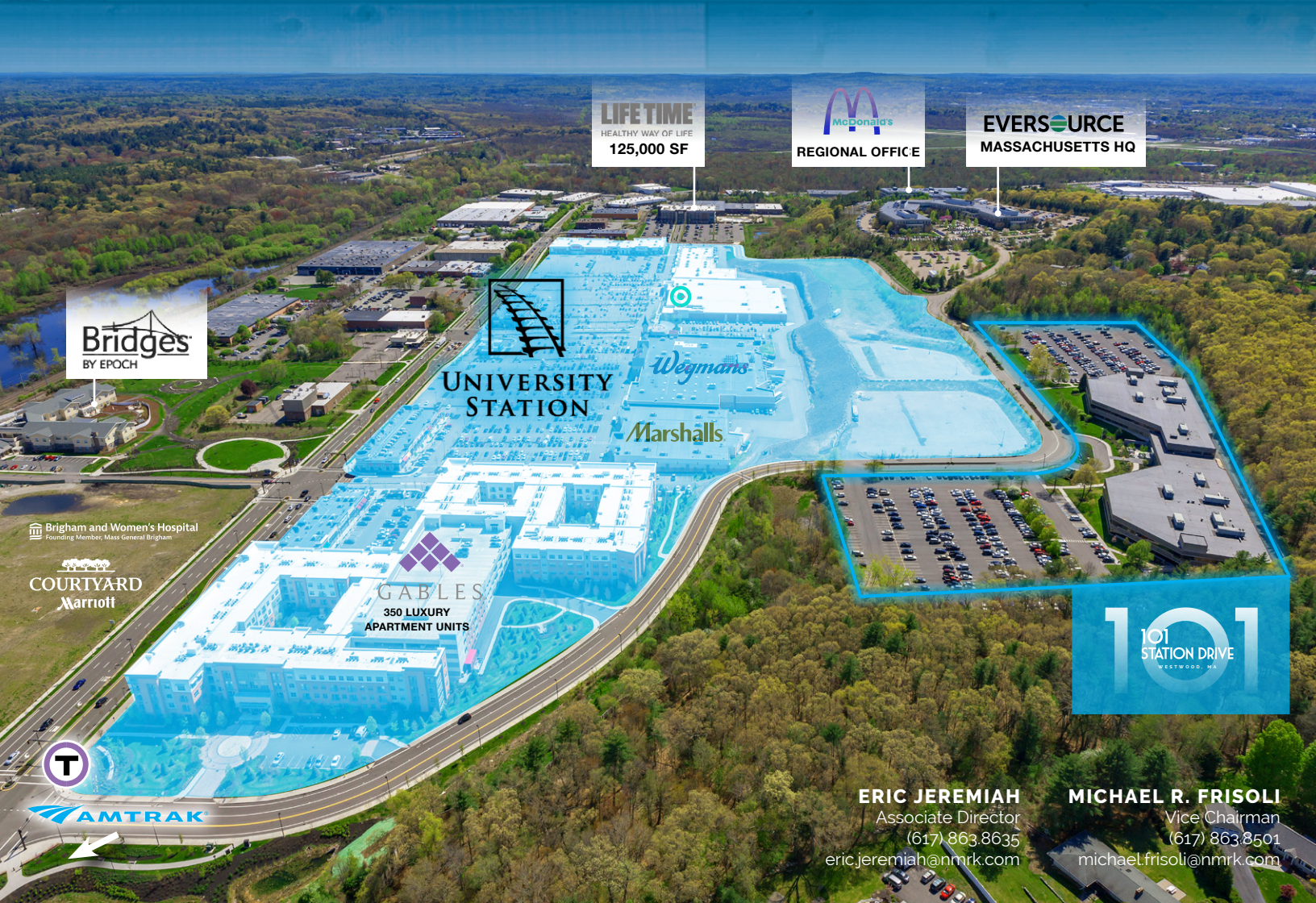


# LIVE-WORK-PLAY ATMOSPHERE: UNIVERSITY STATION

101 Station Drive is ideally situated adjacent to University Station, a vibrant, newly-constructed mixed-use development totaling two million square feet. Home to 25+ shops and service-oriented retailers, seven restaurants, a 125,000 square foot fitness club and 350 luxury apartments with additional retailers and a 130-room hotel opening soon, University Station provides the subject property with an unmatched wealth of “live-work-play” amenities directly outside its doorstep.

## Notable Retail

Fitness centers, 25+ shops, restaurants, luxury hotels and apartments



**LIFETIME**  
HEALTHY WAY OF LIFE  
125,000 SF

**McDonald's**  
REGIONAL OFFICE

**EVERSOURCE**  
MASSACHUSETTS HQ

**Bridges**  
BY EPOCH

**UNIVERSITY STATION**

**Wegmans**  
**Marshalls**

**GABLES**  
350 LUXURY  
APARTMENT UNITS

**101**  
101 STATION DRIVE  
WESTWOOD, MA

Brigham and Women's Hospital  
Founding Member, Mass General Brigham

**COURTYARD**  
Marriott



**AMTRAK**

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