



10 CENTENNIAL



27,052 SF MEDICAL SPACE AVAILABLE

NEWMARK





**ON-SITE MBTA BUS
STOP (ROUTE 436)**



**ON-SITE FITNESS
CENTER**



**LOCATED IN
ESTABLISHED
MEDICAL CLUSTER**



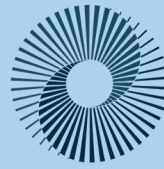
East lobby to be fully renovated



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10 Centennial offers exceptional accessibility for patients across the North Shore, with MBTA Bus Route 436 providing direct service connecting Lynn and the Liberty Tree Mall corridor through Salem & Peabody, ensuring convenient transit options for patients who rely on public transportation. The building's prominent location within Centennial Park — situated at the junction of I-95 and Route 128 (Exit 28) — makes it easily reachable by car for patients from the entire North Shore region. Adding to its patient-friendly profile, Boston Children's Hospital maintains prominent building signage at 10 Centennial Road, giving patients an immediate and recognizable landmark that instills confidence and eliminates any uncertainty when arriving for their appointments. This combination of multi-modal transit access, highway visibility, and a trusted hospital brand identity makes 10 Centennial Road an ideal destination for medical tenants seeking to serve a broad and diverse patient base.





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SPECIFICATIONS

BUILDING SIZE	361,794 SF	CLEAR HEIGHT	13' to joist, 15' to deck
AVAILABLE	27,052 SF (Sub-Dividable to 5,000 SF)	UTILITIES	Water - City of Peabody Gas - City of Peabody Electric - National Grid
YEAR BUILT	1985	ELECTRIC SERVICE	One 4000Amp/2000 KVa service and one 2000Amp/1000 KVa service - both are 277/480 3-phase 4 wire.
LOT SIZE	25.72 Acres	EMERGENCY POWER	On 69 KVa diesel generator for life safety only.
PARKING RATIO	4/1,000 SF		
ZONING	IP Peabody		
FLOORS	2		
ELEVATOR	Passenger elevator in lobby		

ESTABLISHED CENTENNIAL PARK MEDICAL CLUSTER



NORTH SHORE
Physicians Group

NORTH SHORE
NEUROSURGERY & SPINE



Omnicare

Internal Medicine
Physicians
of the North Shore



Boston
Children's
Hospital

NORTH SHORE
PHYSICIANS GROUP



Pediatric
Health Care Associates P.C.

NORTH SHORE
MAGNETIC IMAGING CENTER



Mass General Brigham

LOCATION OVERVIEW

15 MILES

Downtown Boston & Logan International Airport

MBTA BUS ACCESS ON SITE

Route 436 bus (11 stops/day)

IMMEDIATELY ACCESSIBLE

To Route 128 & less than one mile from I-95

DEMOGRAPHICS



2,723,774 PEOPLE
(20-MILE RADIUS)



\$105,688 MEDIAN HOUSEHOLD INCOME
(10-MILE RADIUS)



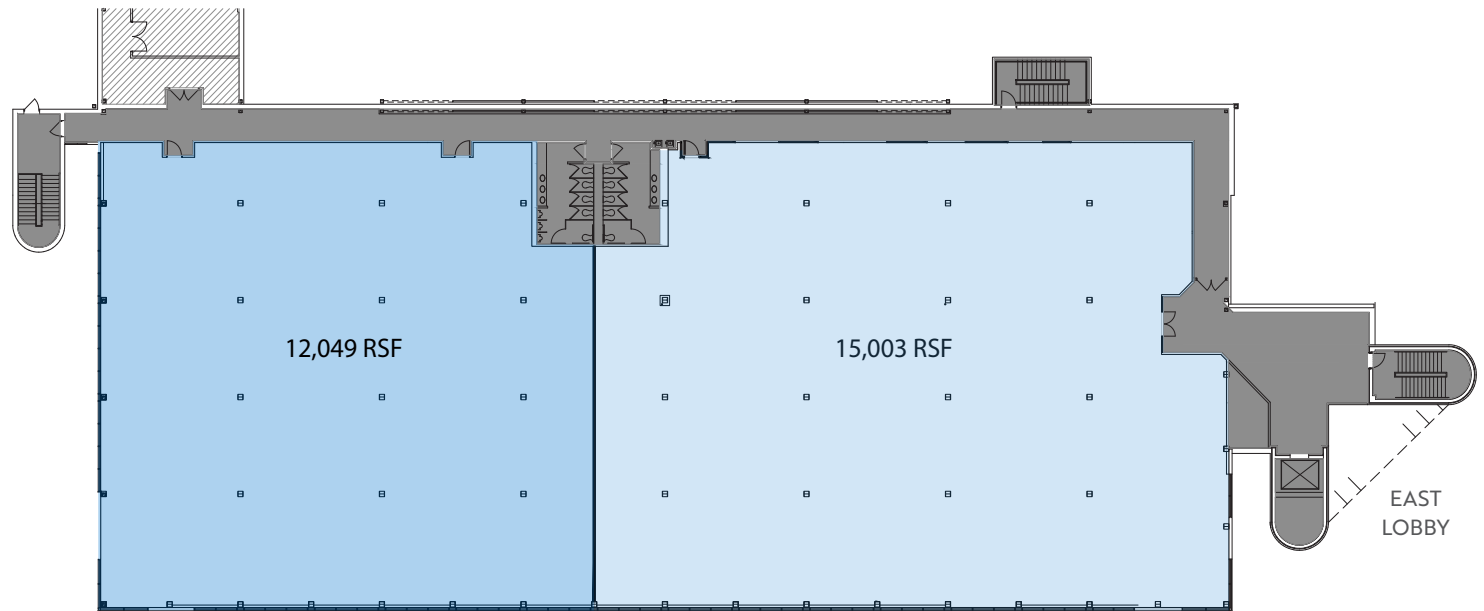
30 HOSPITALS, MEDICAL CENTERS, AND HEALTHCARE FACILITIES
(10-MILE RADIUS)



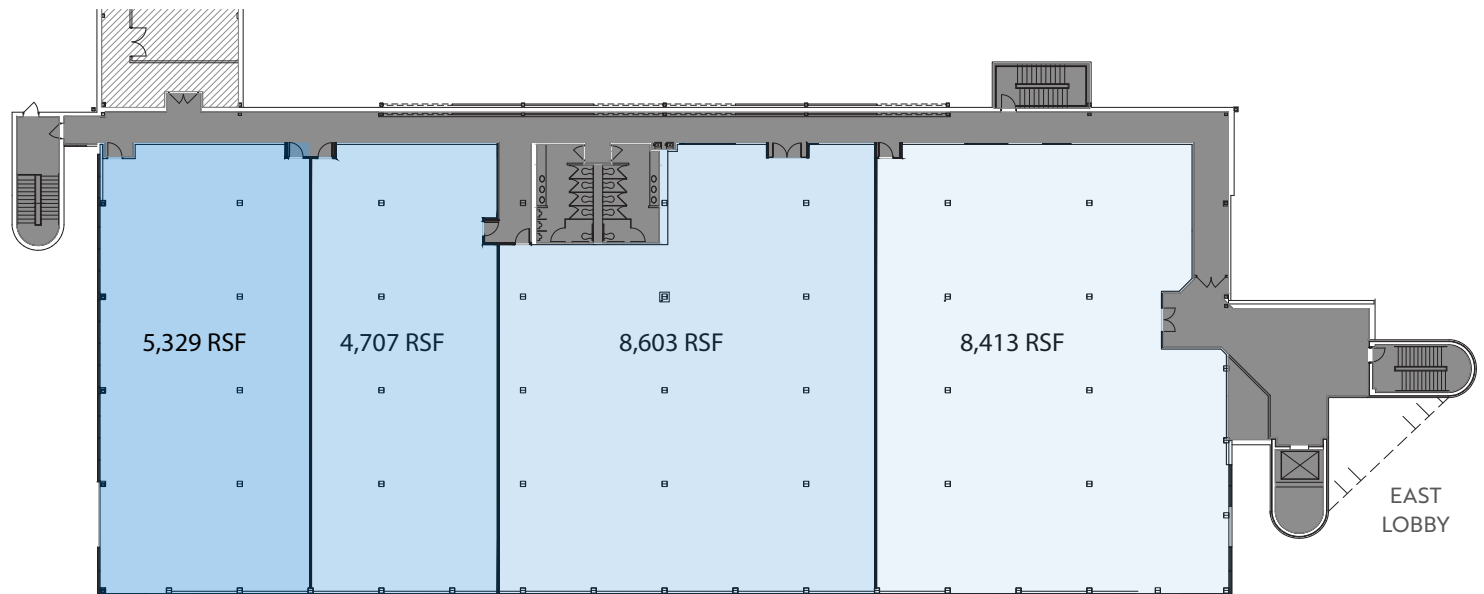
EAST LOBBY

SECOND FLOOR

2 TENANT SCHEME



4 TENANT SCHEME





10 CENTENNIAL

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