

25-29 NEEDHAM STREET

NEWTON, MA



**UP TO
23,756 RSF
AVAILABLE**

5,550 RSF
8,473 RSF
9,733 RSF

VIEW ON WEB
CLICK

OR



SCAN



**MOVE-IN
READY
LAB SPEC
SUITES**

BUILDING & SYSTEM SPECS

25-29 NEEDHAM STREET, NEWTON, MA

YEAR BUILT/RENOVATED
1965/2023

TOTAL RENTABLE AREA
76,400 RSF

NUMBER OF FLOORS
2 stories above grade

FLOOR LOAD
All suites on 3" concrete slab

CEILING HEIGHT
• Floor to Joist: 10'5"
• Floor to Deck: 12'8"

COLUMN SPACING
26'x23'

POWER
2000 amps, 480v, 3-phase

HVAC

- Three (3) DOAS units serving more than 12,000 cfm (MAU-1.cfm/sf, 7.0 ACH)
- More than 30 heat pumps providing individual localized control to modulate desired temperatures in all labs.
- Multiple 900 cfm Fume Hood exhaust fans are provided as well as shaft accommodations for expansion.

GENERATORS

Three (3) backup generators providing up to 5W/sqft

FIRE & SAFETY

Sprinklers

GENERATORS

Backup Generator - 4watts/SF

PARKING

2.61/1000 (200 spaces)

LOADING DOCK

One (1) dedicated and One (1) shared

UTILITIES

- Electricity: Eversource
- Water: City of Newton
- Gas: National Grid
- Sewer: City of Newton

MOVE-IN READY LAB SPEC SUITES:

- Casework, Benching and Chip Tanks for Acid Neutralization included
- New 2" water line servicing labs
- 6' Fume Hoods
- Each suite has a dedicated 800 amp @480v disconnect service.

COMMON AREA FACTOR

8% (up to 22% more efficient than other lab buildings)





●●●● **SPEC SUITES** ●●●●

25-29 NEEDHAM STREET, NEWTON, MA



KS LABS

@NEWTON HIGHLANDS

LOCATION OVERVIEW



Conveniently situated ten (10) minutes from downtown Boston with easy access to I-95, and less than one mile to Route 9

Located a short walk to the Newton Highlands Station, and a 25 minute drive from the Logan International Airport

HIGHLAND AVENUE RETAIL

- Panera Bread
- TD Bank
- Staples
- Learning Tree Preschool
- Mighty Subs
- Landry's Bicycles
- petco
- Sprint

NEEDHAM STREET RETAIL

- B.GOOD
- burn boot camp
- AT&T
- Starbucks
- Partners Healthcare
- Dunkin' Donuts
- TJ-MAXX
- Chipotle Mexican Grill
- Eleven
- Bright Horizons
- Bank of America
- Stop & Shop
- HomeGoods
- Eastern Bank
- Pressed Cafe

SHOPS AT CHESTNUT HILL

- bloomingdale's
- FRANK PEPE PIZZERIA NAPOLETANA
- DAIKANYAMA
- The Cheesecake Factory
- Tokyo Japanese Steakhouse
- Apple

THE STREET AT CHESTNUT HILL

- SHAKE SHACK
- Juice Press
- LEGAL SEA FOODS RESTAURANT • OYSTER BAR
- WARBY PARKER
- BARRY'S
- DAVIO'S NORTHERN ITALIAN STEAKHOUSE
- BLUE BOTTLE COFFEE

Lincoln

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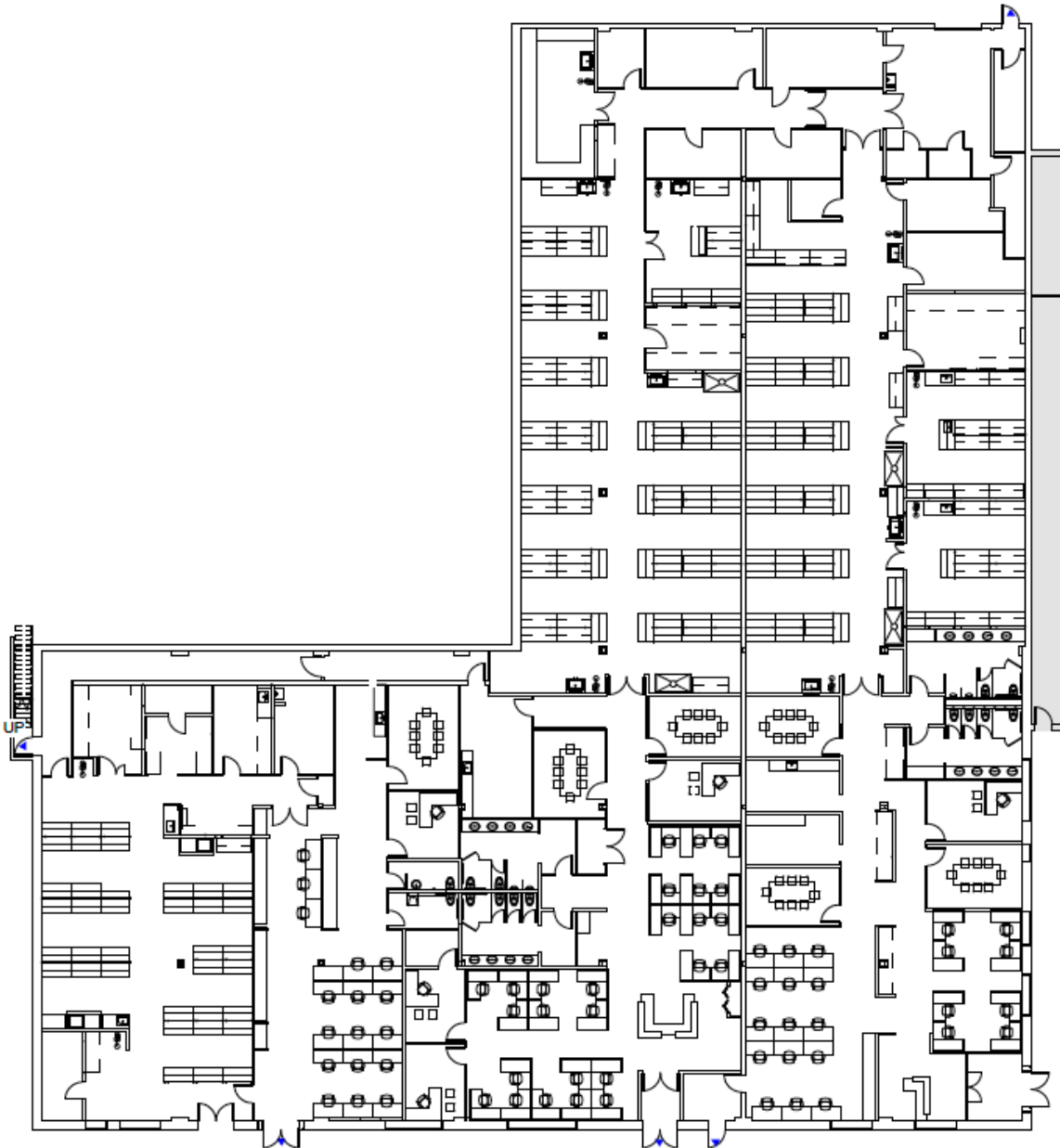
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SPEC SUITES COMBINED • 23,756 RSF



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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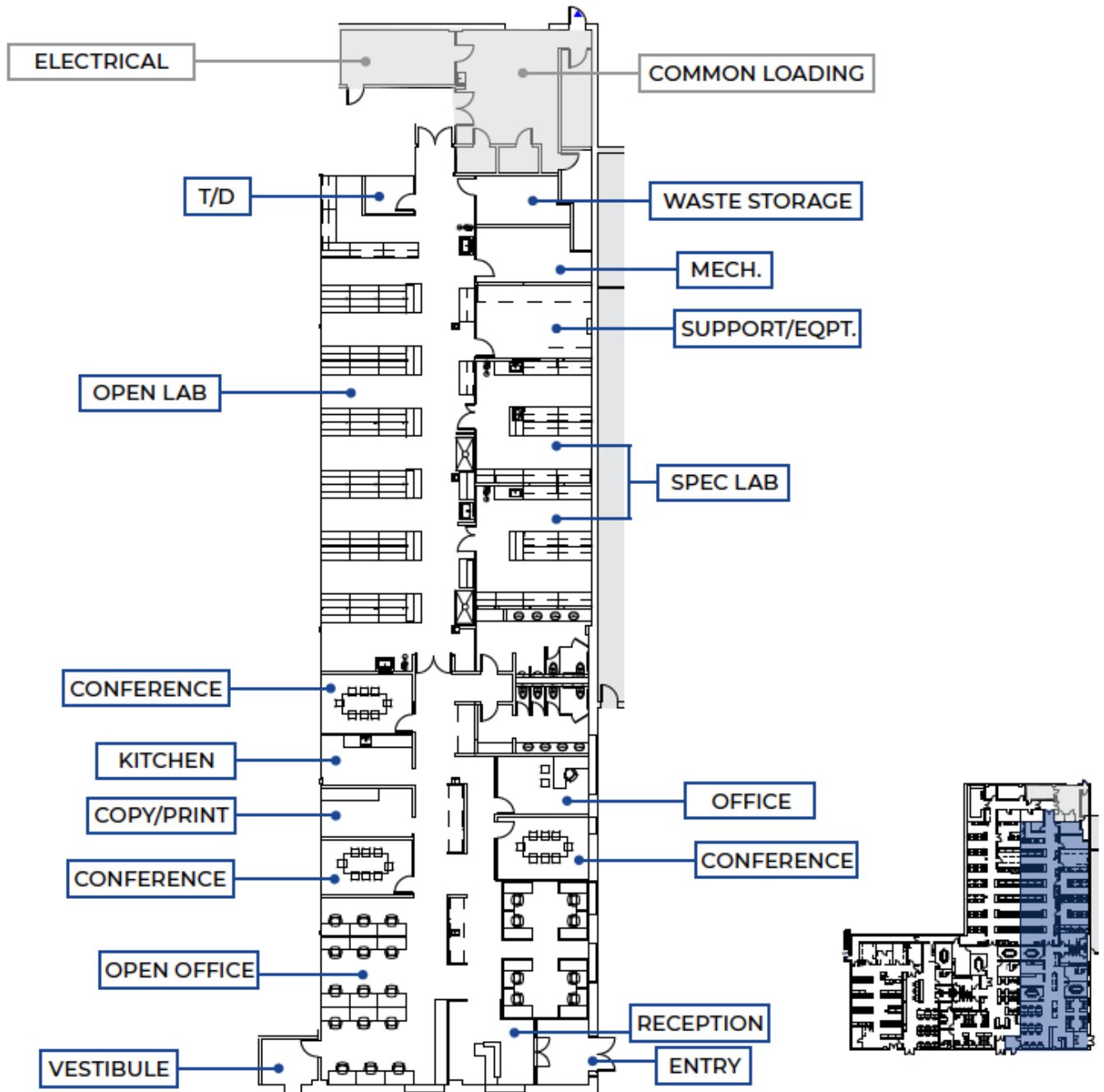
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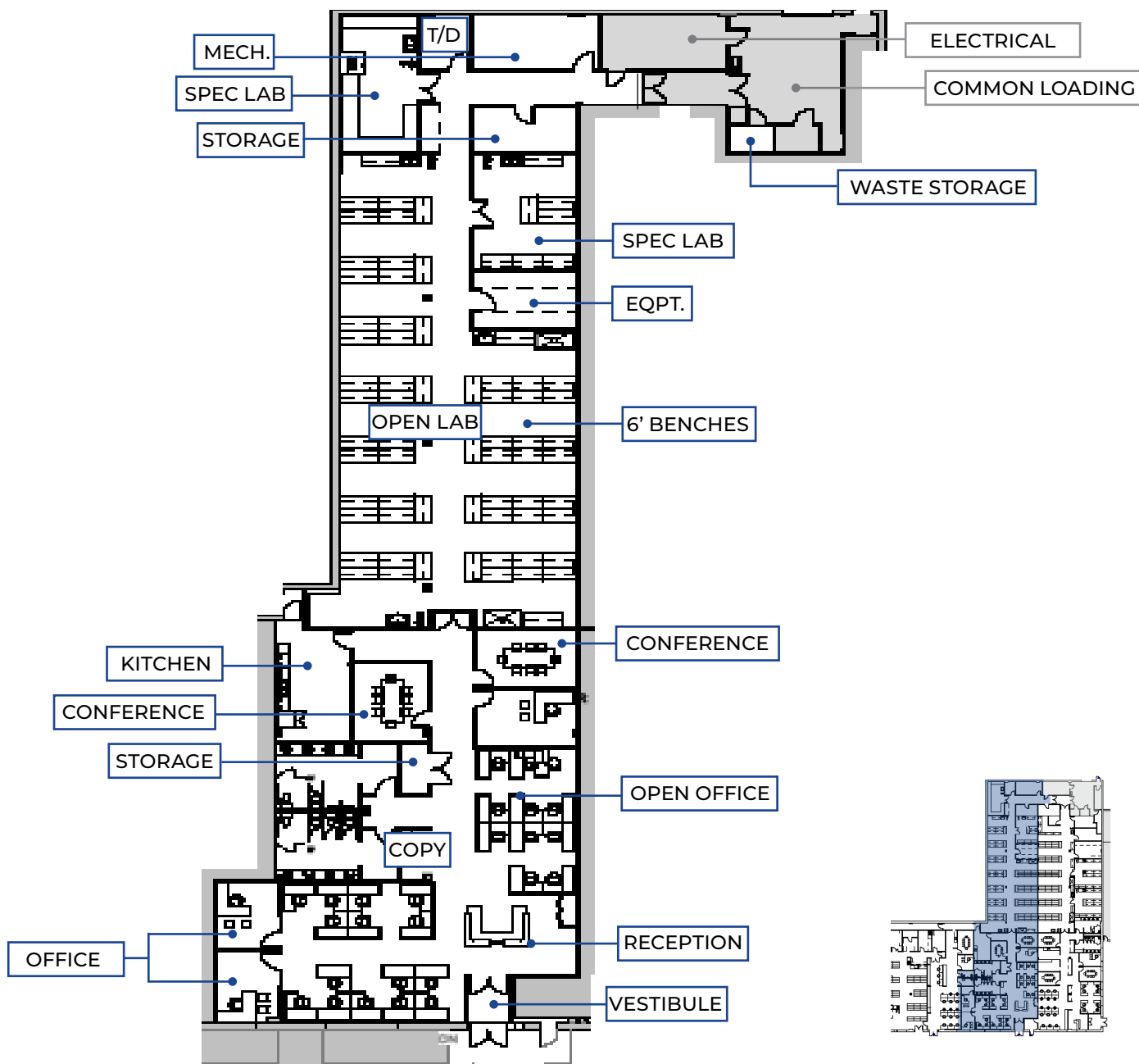
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27 NEEDHAM STREET • 9,733 RSF



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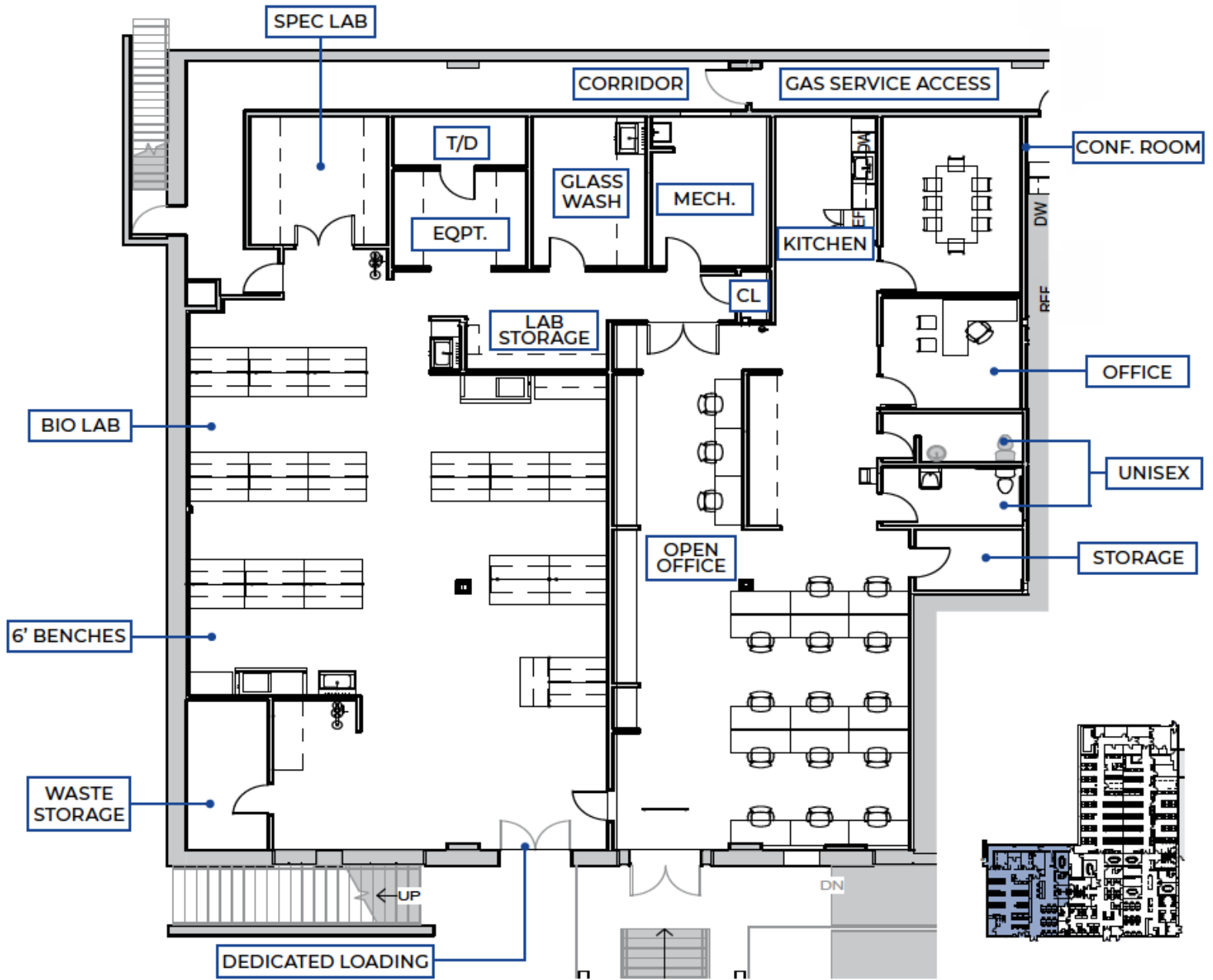
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SPEC SUITE DETAILS

25 NEEDHAM STREET 8,473 RSF

LAB SPECS:

- Two (2) – 6’ chemical fume hoods
- Chip tanks for acid neutralization
- 5W/RSF emergency generator
- Bench count: 55 tables
- Casework
- Lab storage room, waste storage room, support/equipment room
- Dedicated 800 amp @ 480v disconnect service
- Access to a common loading dock

OFFICE SPECS:

- 1 Private Office
- 3 Conference Rooms
- 23+ Workstations
- Kitchenette
- Copy/Print Room
- Private Restrooms

27 NEEDHAM STREET 9,733 RSF

LAB SPECS:

- Two (2) – 6’ chemical fume hoods
- Chip tanks for acid neutralization
- 5W/RSF emergency generator
- Bench count: 56 tables
- Casework
- Lab storage room, waste storage room, support/equipment room
- Dedicated 800 amp @ 480v disconnect service
- Access to a common loading dock

OFFICE SPECS:

- 3 Private Offices
- 2 Conference Rooms
- 26+ Workstations
- Kitchenette
- Copy/Print Room
- Storage/Closet
- Private Restrooms

29 NEEDHAM STREET 5,550 RSF

LAB SPECS:

- One (1) – 6’ chemical fume hood
- Chip tanks for acid neutralization
- 5W/RSF emergency generator
- Bench count: 31 tables
- Casework
- Lab storage room, waste storage room, glass wash/autoclave room
- Dedicated 800 amp @ 480v disconnect service
- Access to a dedicated loading dock

OFFICE SPECS:

- 1 Private Office
- 1 Conference Room
- 18+ Workstations
- Kitchenette
- Private Restrooms
- Storage/Closet