



# 313 WASHINGTON STREET | NEWTON, MA

## SPACE AVAILABLE FOR LEASE

### TRAVEL TIMES

-  **I-90:**  
1 MINUTE
-  **BOSTON:**  
14 MINUTES
-  **CAMBRIDGE:**  
11 MINUTES
-  **ROUTE 128:**  
8 MINUTES
-  **BUS STOP:**  
1 MINUTE
-  **WATERTOWN SQUARE:**  
5 MINUTES
-  **BOSTON:**  
14 MINUTES



For further information, please contact our exclusive agents:  
 Dan Krysiak      617.772.7210    dkrysiak@ngkf.com



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



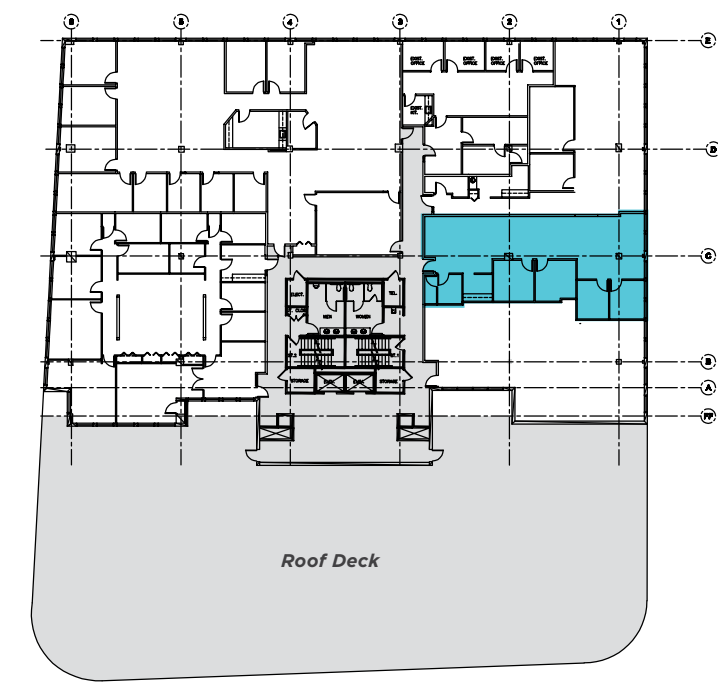


# HIGHLIGHTS

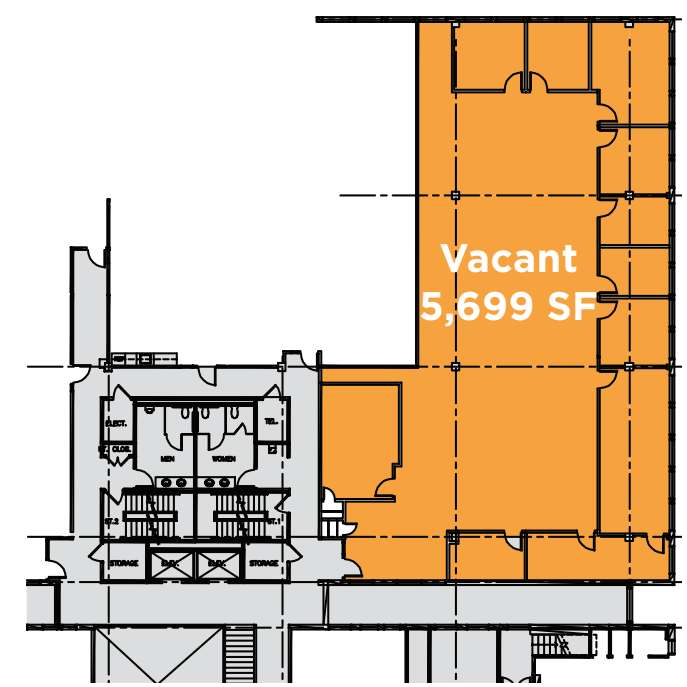
- ◆ 81,603 SF, four-story, office and retail building
- ◆ Located at Newton Corner with immediate access to I-90/Massachusetts Turnpike via exit 17
- ◆ Excellent local transportation options including express bus routes to downtown Boston and surrounding areas
- ◆ Walking distance to several restaurants including Bertucci's, Amarin of Thailand, Buff's Pub, Starbucks, Citizens Bank and Dunkin Donuts
- ◆ Building roof deck available for tenant use
- ◆ Underground tenant and visitor parking
- ◆ Located directly across from the 250-room Crowne Royal Hotel featuring fitness facility and conference/meeting space

# FLOOR PLAN

## THIRD FLOOR: 1926 SF



## SECOND FLOOR: 5,699 SF



## 3,416 SF Sublease Through 11/30/2020

