

R.W. **HOLMES**
COMMERCIAL REAL ESTATE

70 BLANCHARD ROAD BURLINGTON, MA



AVAILABLE FOR LEASE

PROPERTY OVERVIEW

128 Corporate Center, at 70 Blanchard Road, is a premier office building in Burlington, Massachusetts. Situated on a 4.93-acre site, the five-story building features a distinctive curved exterior accented by alternating tinted glass and red brick bands.

Enjoy convenient access to the Cambridge Street commercial corridor along Route 3, close to numerous dining, shopping, entertainment, and hospitality options in and around Burlington Mall. Additionally, the 210-acre Mary Cummings Park is located directly adjacent to the property.

HIGHLIGHTS

- Strategically located with convenient access to Route 3, Route 128, I-95, and I-93.
- Overlooking I-95 with high exposure signage opportunity.
- Comprehensive amenity portfolio that includes a full-service café, on-site fitness center with showers, and outdoor patio seating.

AVAILABILITY

| FLOOR | AVAILABILITY |
|-----------|-------------------------------------|
| 5th Floor | Entire Floor of 23,260 SF Available |
| 4th Floor | 7,736 SF & 7,482 SF Available |
| 3rd Floor | *2,876 SF – 20,657 SF Available |
| 2nd Floor | Fully Leased |
| 1st Floor | Fully Leased |



Overlooking I-95 With Exterior Signage Opportunity



Modernized Lobby



Break-Out Space for Full Team Meetings



Collaboration Space



Shared Conference Facility



Cafeteria and Grab & Go

LOCATION AND AMENITIES

70 BLANCHARD ROAD

AMENITIES: CAFFÈ NERO, CHIPOTLE MEXICAN GRILL, The Cheesecake Factory, FRANK PEPE PIZZERIA NAPOLETANA, SHAKE SHACK, sweetgreen, KARMA, FOGO DE CHÃO, LEGAL SEA FOODS, BURLINGTON MALL A SIMON MALL, SMITH & WOLLENSKY AMERICA'S STEAKHOUSE, Yard House, PRESSED CAFE, Beth Israel Lahey Health, MARRIOTT, STARBUCKS COFFEE, THE CAPITAL GRILL, NOT YOUR AVERAGE JOE'S, Seasons 52, POTBELLY SANDWICH WORKS, DUNKIN' DONUTS, Jack's, Panera BREAD, TARGET.

TRANSPORTATION: INTERSTATE 95, INTERSTATE 93, 3A, T

TRAVEL TIMES: 1 MINUTE, 15 MINUTES, 14 MILES, 15 MILES, 16 MINUTES

CITIES: BOSTON, CAMBRIDGE

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CAPSTONE
PROPERTIES

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