

# 197

# First Avenue

NEEDHAM | MASSACHUSETTS



## Building Specifications

Availability:	2,516 SF (1st Floor)
	3,461 SF (1st Floor)
	985 SF (3rd Floor)
	1,468 SF (3rd Floor)
Building Size:	46,398 SF
Parking:	3.5 spaces per 1,000 RSF

## Property Overview

- LeanBox Food Kiosk on the First Floor
- High-End Finishes Throughout
- Showers on the First Floor
- Updated Common Areas (Lobby, Restrooms)
- Energy Star™ Certified
- Open and Collaborative Environment
- On-site Owner Management

### Contact Us:

**James L. Elcock**  
617 538 0718 (M)  
[james.elcock@colliers.com](mailto:james.elcock@colliers.com)

**Jason Rexinis**  
617 869 1227 (M)  
[jason.rexinis@colliers.com](mailto:jason.rexinis@colliers.com)

**Caroline Evans**  
781 738 2308 (M)  
[caroline.evans2@colliers.com](mailto:caroline.evans2@colliers.com)

**Colliers**











# A Growing Community



**Amenity Rich Environment:**  
Health Club, Restaurants, Daycare, Hotels & Shopping

## Amenities Within Minutes



TRADER JOE'S

DUNKIN'

TJ-maxx

HomeGoods

FIVE GUYS



Panera  
BREAD



Marshalls

B.GOOD  
FOOD WITH ROOTS



TD Bank

petco  
THE HEALTH & WELLNESS CO.

Staples

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**Colliers**  
100 Federal Street  
Boston, MA 02110  
+1 617 330 8000