

NORWOOD BUSINESS CENTER

FLEX & OFFICE SUITES AVAILABLE

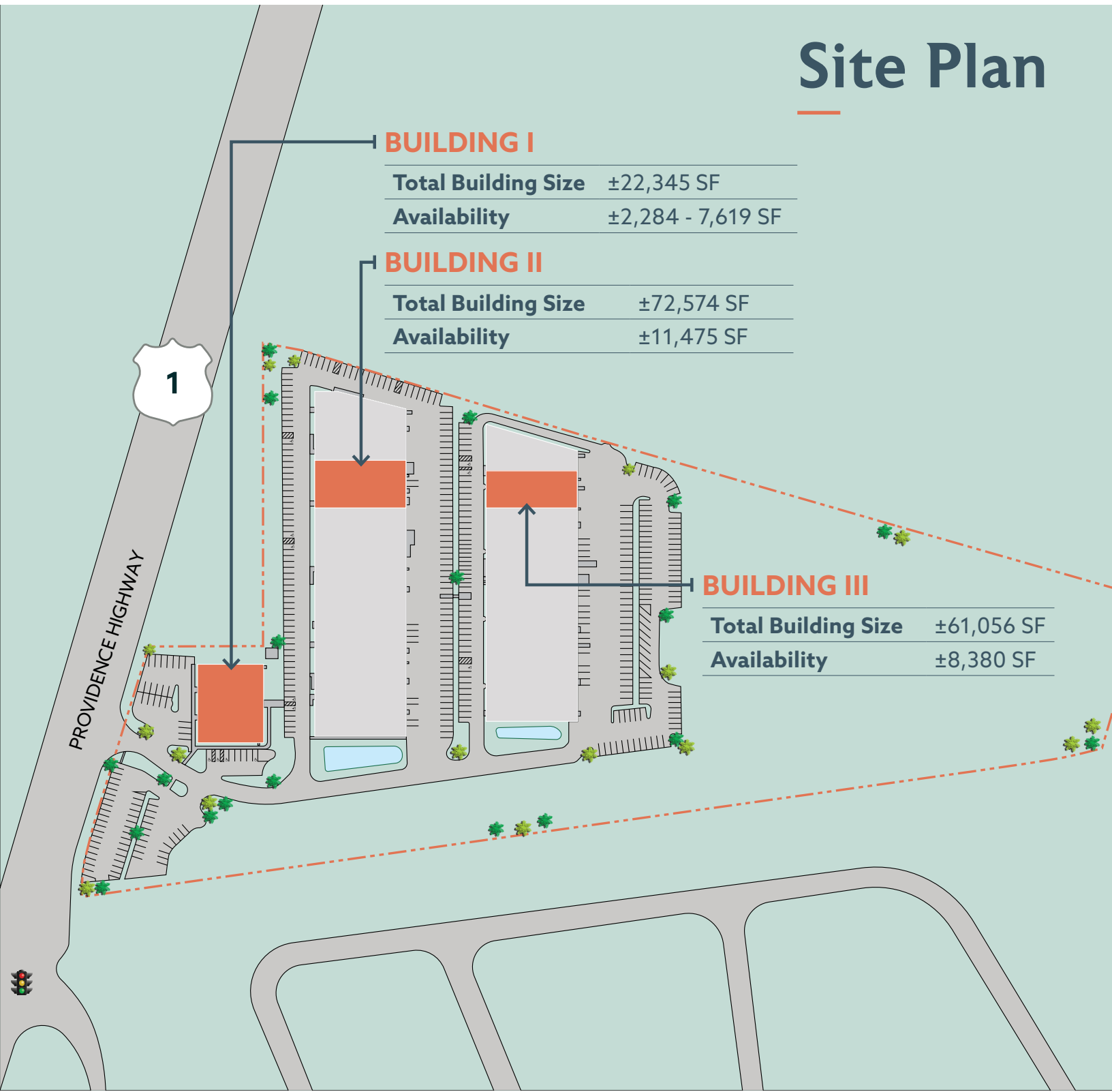
1400 PROVIDENCE HIGHWAY, NORWOOD, MASSACHUSETTS



Property Description

CBRE is pleased to present an opportunity to lease flex and office space within Norwood Business Center, a three building campus. Located just 15 miles south of downtown Boston, this opportunity is situated directly off Route 1 and is within minutes to Interstate 95, Interstate 93, and Interstate 495, providing seamless access to all of Greater Boston's major highway systems and population centers.

Site Plan



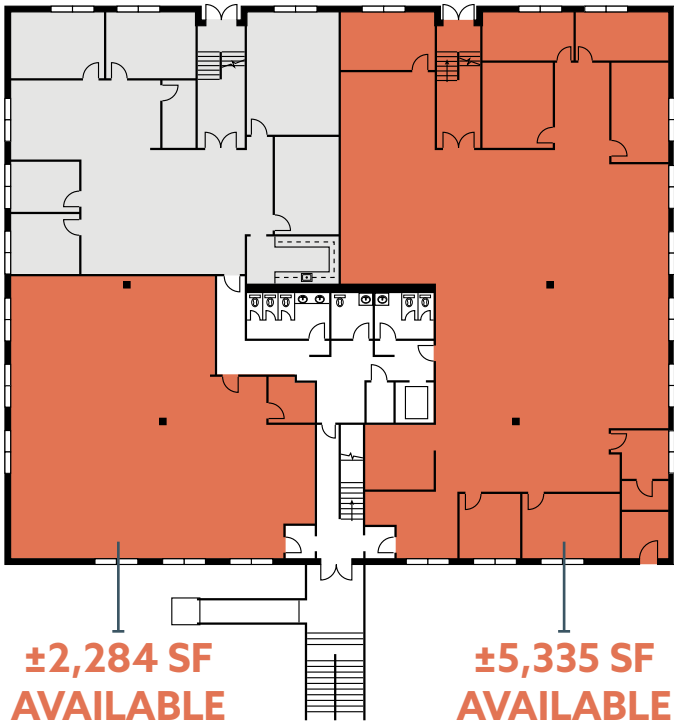
Building I Specifications

Total Building Size	±22,345 SF
Availability	±2,284 SF - 7,619 SF (Vacant)
Year Built	1984
Ceiling Height	9'0"
Column Spacing	32' x 34'6"
Parking	±3.30/1,000 SF
Foundation	Slab on grade
Exterior	Steel frame with concrete masonry block
Roof	0.060 TPO Membrane
HVAC	Fully air-conditioned
Utilities	
Electric	Town of Norwood Municipal Light
Water/Sewer	Town of Norwood
Gas	National Grid
Telephone/Data	Verizon FIOs

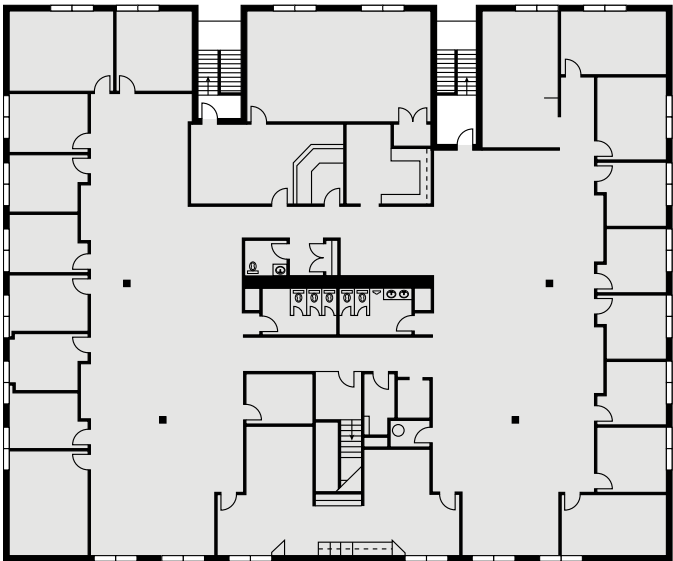
Floor Plan

AVAILABLE LEASED

1ST FLOOR



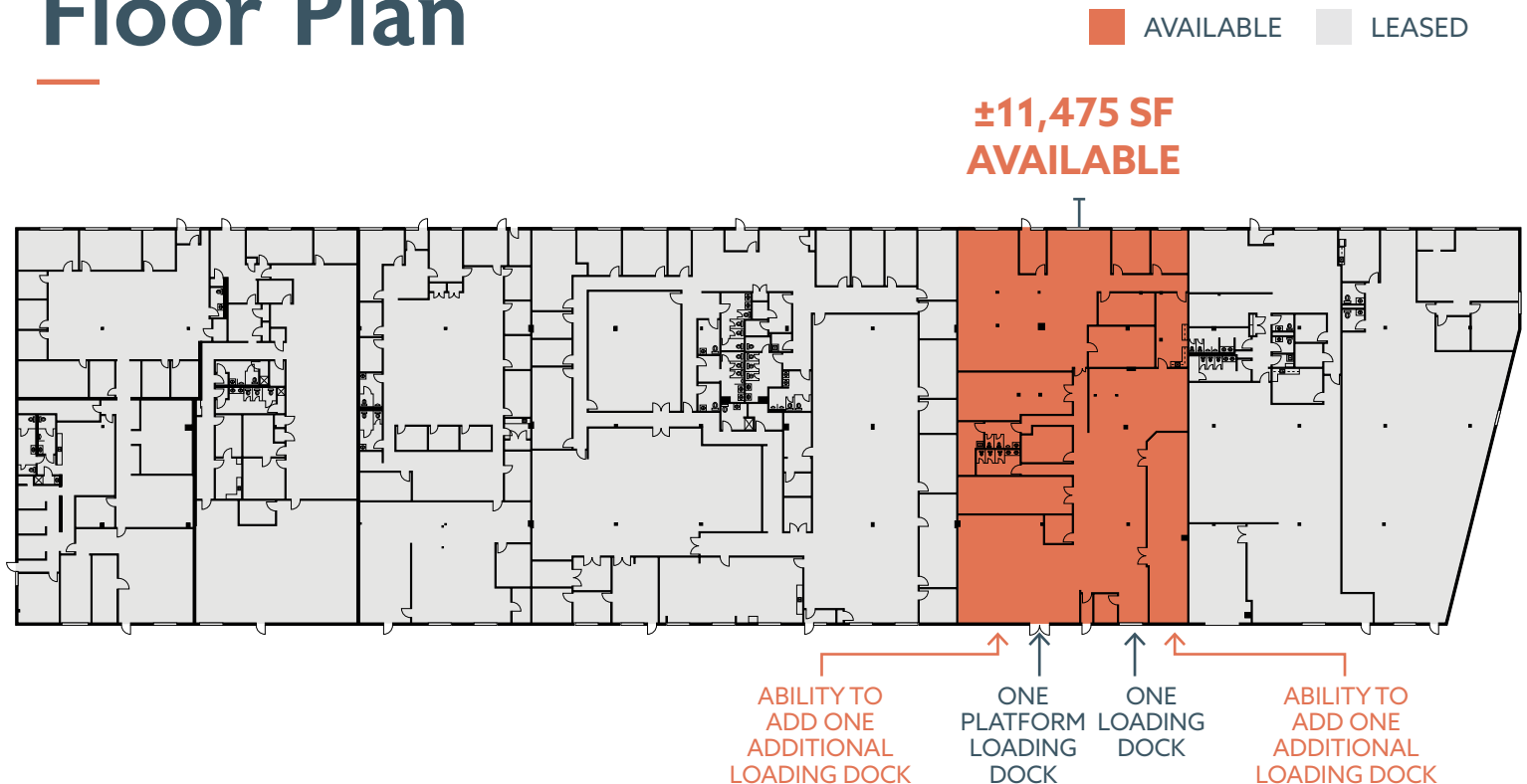
2ND FLOOR



Building II Specifications

Total Building Size	±72,574 SF
Availability	±11,475 SF
Year Built	1979
Clear Height	16'
Loading	One (1) Tailboard Loading Dock and one (1) Platform Loading Dock Ability to add two (2) additional loading docks
Column Spacing	32' x 34'6"
Power	750 amps, 480 volts, 3-phase (To Suite)
Parking	±3.00/1,000 SF
Foundation	Slab on grade
Exterior	Steel frame with concrete masonry block
Roof	0.060 TPO Membrane
HVAC	Fully air-conditioned
Utilities	
Electric	Town of Norwood Municipal Light
Water/Sewer	Town of Norwood
Gas	National Grid
Telephone/Data	Verizon FIOs

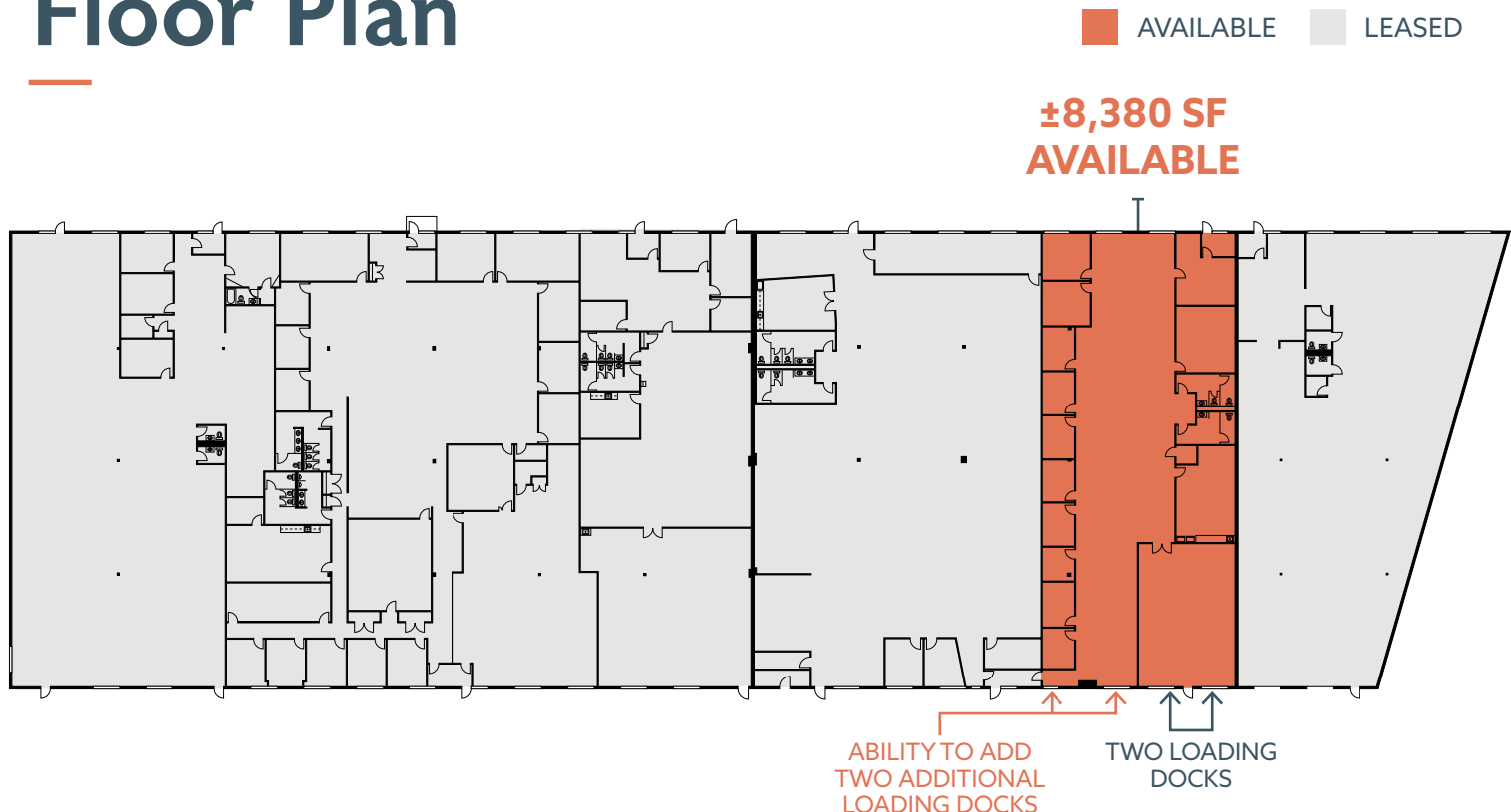
Floor Plan



Building III Specifications

Total Building Size	±61,056 SF
Availability	±8,380 SF (Vacant)
Year Built	1980
Clear Height	14'
Loading	Two (2) Tailboard Loading Docks Ability to add two (2) additional loading docks
Column Spacing	32' x 34'6"
Power	225 amps, 480 volts, 3-phase (To Suite)
Parking	±3.30/1,000 SF
Foundation	Slab on grade
Exterior	Steel frame with concrete masonry block
Roof	EDPM
HVAC	Fully air-conditioned
Utilities	
Electric	Town of Norwood Municipal Light
Water/Sewer	Town of Norwood
Gas	National Grid
Telephone/Data	Verizon FIOs

Floor Plan



LEGACY PLACE



ACCESSIBILITY AND AMENITIES

Downtown Boston
15 Miles

AMTRAK
UNIVERSITY STATION



Norwood
Memorial Airport

UNIVERSITY STATION



EXIT 23B

EXIT 23A

Herb
Chambers

CARmax

NORWOOD BUSINESS CENTER

1400 PROVIDENCE HIGHWAY, NORWOOD, MASSACHUSETTS

WALPOLE MALL

WINES & MORE BARNES & NOBLE

TACO BELL Panera BREAD PETSMART

GameStop PartyCity TEXAS ROADHOUSE

LA FITNESS. JALISCO FIVE GUYS

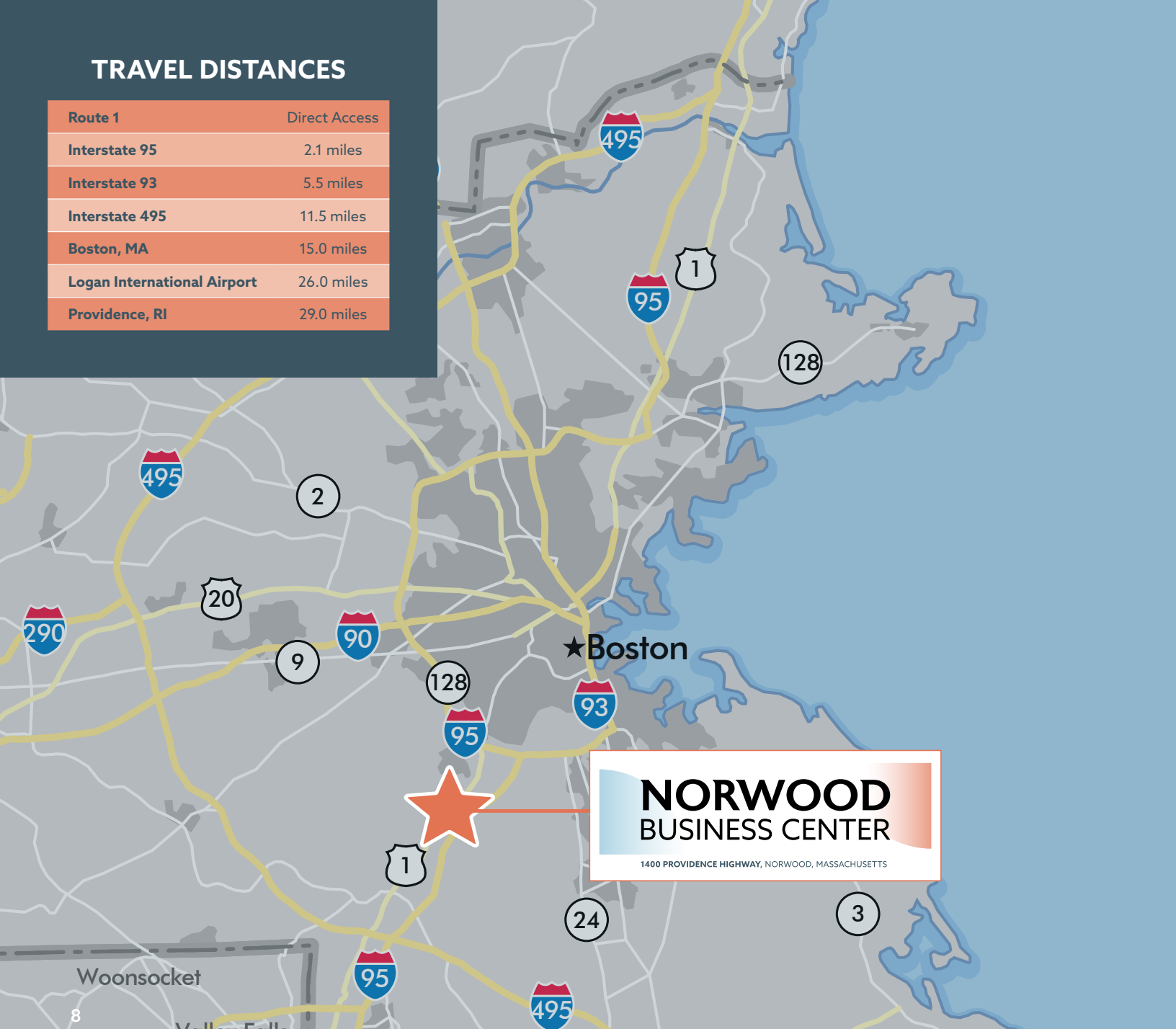
XGOLF KOHL'S OLD NAVY

1

2 MILES TO I-95
EXIT 21

TRAVEL DISTANCES

Route 1	Direct Access
Interstate 95	2.1 miles
Interstate 93	5.5 miles
Interstate 495	11.5 miles
Boston, MA	15.0 miles
Logan International Airport	26.0 miles
Providence, RI	29.0 miles



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