

SANTILLI 135 EVERETT

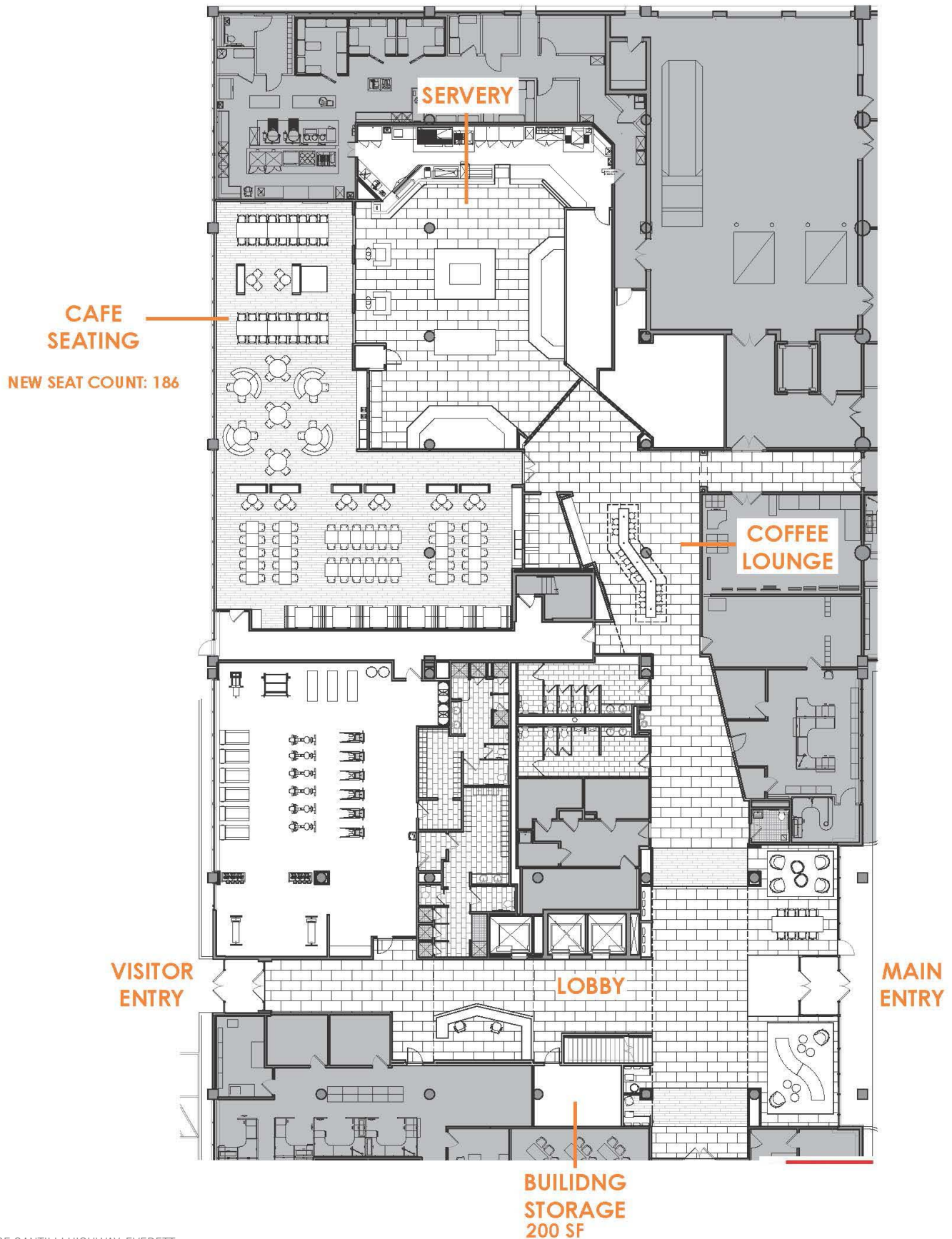


PROPERTY HIGHLIGHTS

Located at 135 Santilli Highway, this 12.2-acre, roughly rectangular site is accessed from Revere Beach Parkway, one of the area's main transportation routes with direct access to Interstate 93 and Route 1.

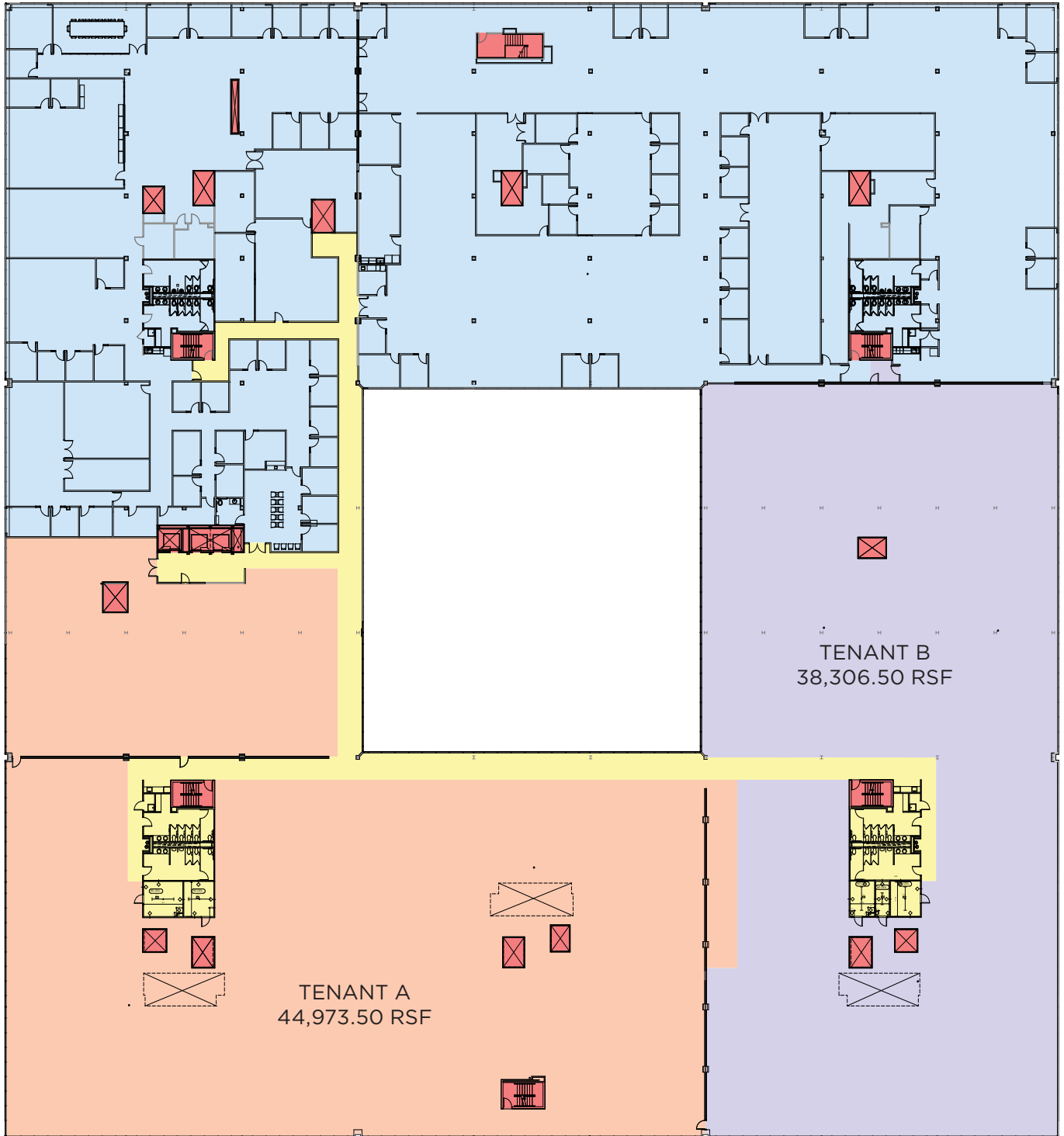
AVAILABILITY	83,280 square feet of office space on the 3rd floor
RENTAL RATE	Negotiable
BUILDING AMENITIES	Recently renovated <ul style="list-style-type: none">- Full-service cafeteria- Fitness center- Common conference facility- Lobby Covered parking Central courtyard Walking distance to Wellington Station, an Orange line stop, and immediately adjacent to MBTA bus stops Shuttle to and from Wellington Station Located minutes from downtown Boston, Route 93 and five miles from Logan Airport
COMPLETION DATE	Constructed in 1971; renovated in 1999; common areas, fitness center and café updated during the fourth quarter of 2019.
DESIGN LOAD	The ground floor can bear live loads of 100 pounds per square foot (psf), while elevated floors can support loads of 80 psf, plus 20 psf partition allowance.
CEILING HEIGHTS	Up to 12'7"
HVAC	The HVAC system includes fifteen Trane Intellipack rooftop units (RTUs): eight 50-ton units, six 105-ton units, and one 130-ton unit.
ELECTRICITY	General: National Grid - 23 KVA Generators: One Caterpillar Model 3516B Olympian Generator, with 2-Mw capacity supports the entire building. Solar: The building is equipped with a 76 KW photovoltaic (solar powered) system
PARKING	Over 1,200 onsite parking spaces
ENERGY RATINGS	The building is LEED and Energy Star certified


AMENITIES & COMMON AREA




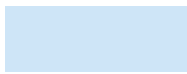


3RD FLOOR SUBDIVISION PLAN



 MAJOR VERTICAL PENETRATION

 FLOOR SERVICE AMENITY

 EXISTING TENANT

 TENANT A

 TENANT B





LOBBY







CAFÉ







GYM



MEDFORD









Station Landing



SOMERVILLE



Assembly Square


















AND MANY MORE!

CAMBRIDGE

EVERETT

ACCESSIBILITY

ORANGE LINE

Walking Distance

ROUTE 93

1.5 Miles

SOMERVILLE

1 Mile

CAMBRIDGE

2 Miles

DOWNTOWN BOSTON

5 Miles

LOGAN AIRPORT

4.5 Miles

GATEWAY CENTER

Walking Distance

STATION LANDING

1 Mile

ASSEMBLY ROW

1.5 Miles

Wellington

Gateway Center



Assembly

Sullivan Square



Walk Score
59

CHARLESTOWN



Transit Score
62



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