



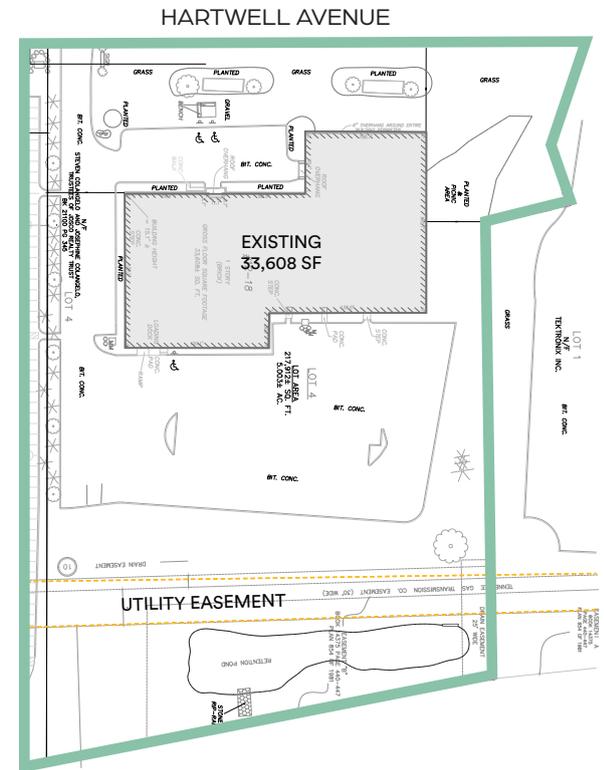
12-18 HARTWELL AVE LEXINGTON, MA

15,547 – 33,550 SF Office / R&D
Opportunity For Lease

GREATLAND
REALTY PARTNERS

BUILDING SPECIFICATIONS

Available Space:	33,550 SF (Subdividable to 15,5547 and 18,003 SF)
Building Size:	33,450 SF
Building Type:	Single story – Office/R&D
Parking:	4: 1,000 SF
Loading:	Common loading dock
Utilities:	Gas – National Grid Water/Sewer – Town of Lexington
Fire Suppression:	Fully Sprinklered (N.F.P. 13)
Fibre:	RCN and Comcast
Power:	277/480V, three-phase – 800A
Clear Heights:	14'



Located near numerous restaurant and retail options

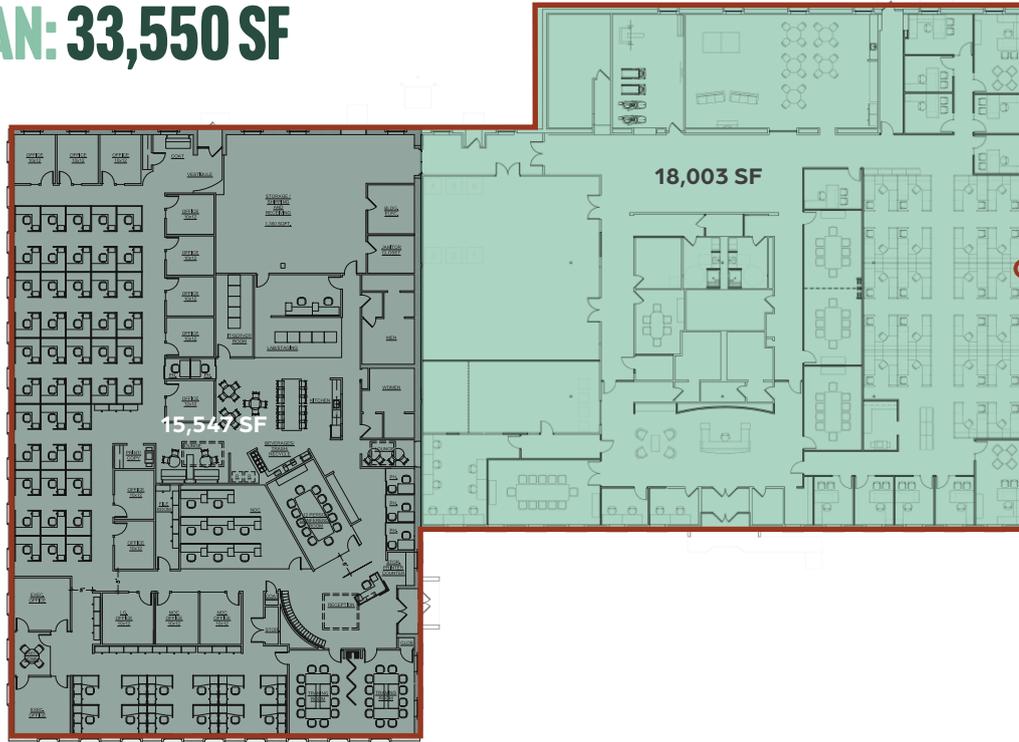


Convenient access to red line



Exterior signage opportunity for tenant's logo

FLOOR PLAN: 33,550 SF



Subdivisions:

- 18,003 SF
- 15,547 SF



LOCAL AMENITIES

BURLINGTON MALL[®]
A SIMON MALL

REVOLUTION HALL



STOP & SHOP

WHOLE FOODS
MARKET



BANK OF AMERICA



barre 3

Bright Horizons



Peet's Coffee



DUNKIN'



QDOBA
MEXICAN EATS

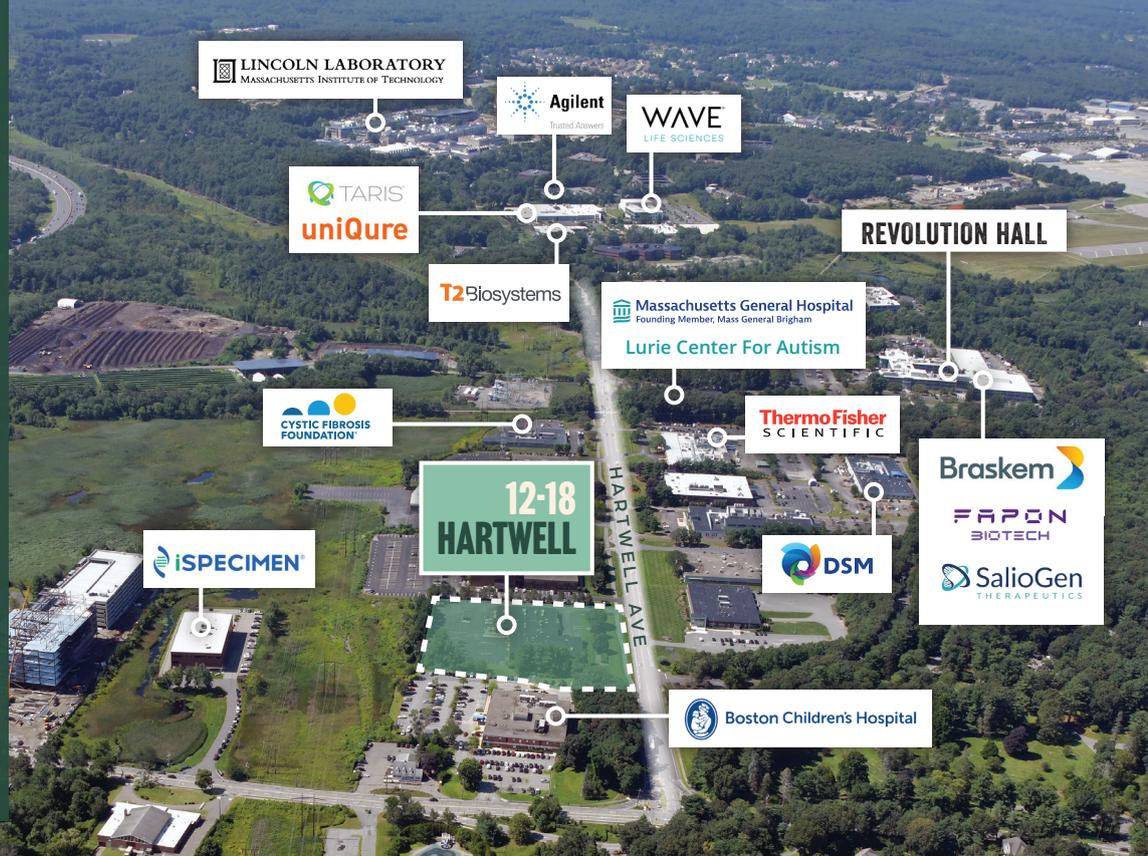
csb Cambridge
SAVINGS BANK

Hilton
Garden Inn



BRUEGGER'S BAGELS
BAKED FRESH

COMELLA'S
Eat like our family.



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