



KEY
REALTY
Commercial Sales & Leasing

140 & 150 WOOD ROAD
BRAINTREE, MA

OFFICE SPACE
AVAILABLE

Sean M. Kenealy
President

Key Realty, Inc.
Commercial Brokerage
and Advisory Services
16 Granite Street
Quincy, MA 02169

Phone | 617-472-7200

Cell | 617-312-4646

Direct Line | 617-376-6312

Fax | 617-472-6655

Email | smk@keyrealty.com



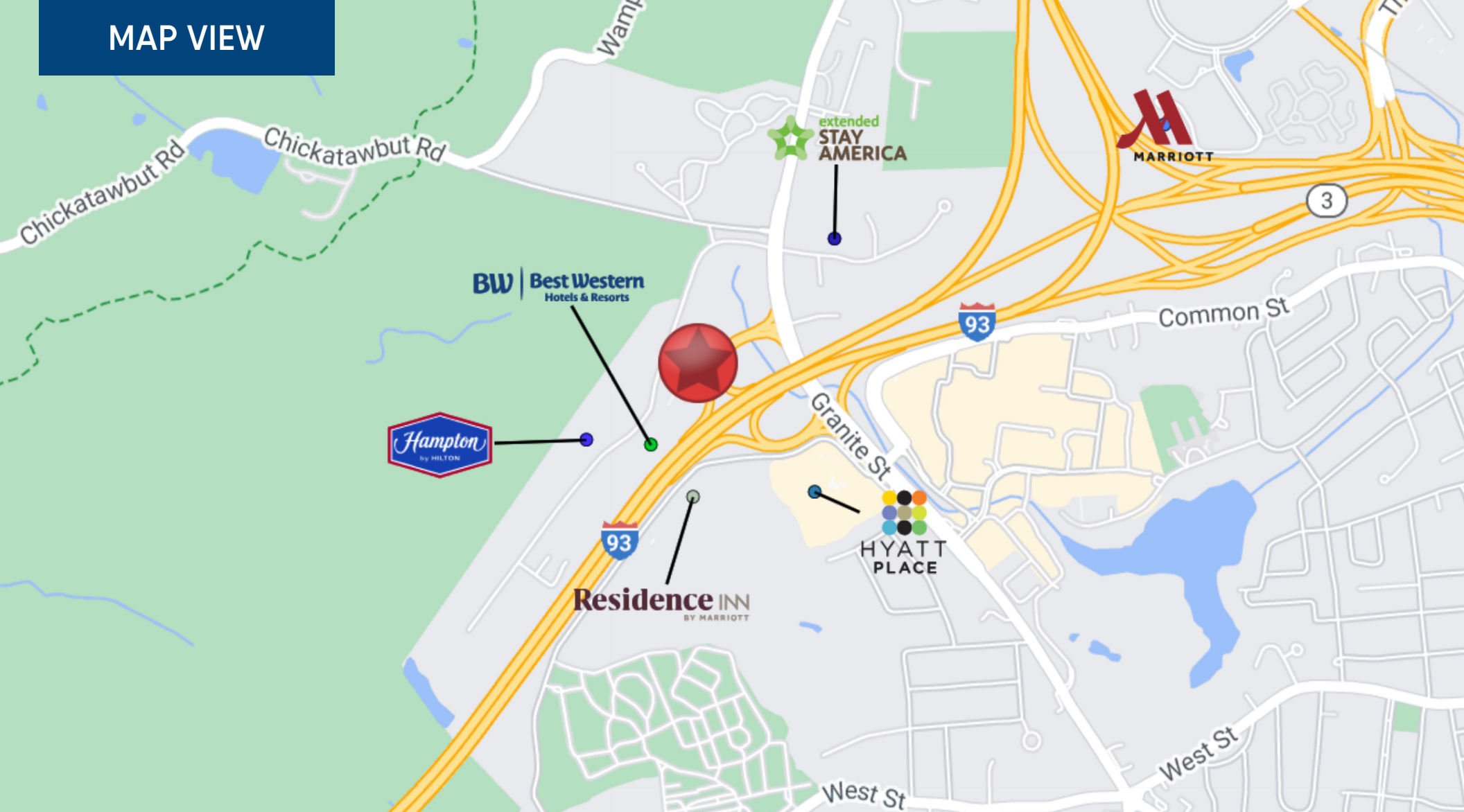
FEATURES

TOTAL PARK SIZE	2 Buildings - 91,935 SF
AVAILABLE SPACE	±200 - ±9,000 SF
OWNED & MANAGED BY	KS Partners, LC
PARKING	3 spaces per 1,000 SF
FEATURES	<ul style="list-style-type: none"> • Renovated building facades • Highway visibility • In-building food service at 150 Wood Road • Immediate access to Blue Hills • Rapid access to daycare • Three hotels within a minute

140-150 Wood Road is a premier two-building, 91,935-square foot office campus located next to the Blue Hills Reservation, 7,000 acres of rich natural woodland that is surrounded by a wealth of South Suburban retail amenities. Renovated in 2008-2009, the campus features an on-site café in 150 Wood Road, flexible and efficient office suites, ample parking and beautiful views of the surrounded woodlands.

Located just off the junction of 1-93, Route 128, the Southeast Expressway and Route 3, 140-150 Wood Road is adjacent to day care, and moments away from the South Shore Plaza, three hotels, and literally dozens of restaurants and coffee shops. Boston is less than 10 miles away, as is Logan Airport, and the property's strategic location at the base of the Southeast Expressway literally reduces hours of the commute time for anyone coming from the South Shore's residential communities.

MAP VIEW



AMENITIES

Located in the heart of the Braintree-Quincy area - literally in the shadow of the Blue Hills Reservation - 140 & 150 Wood Road are adjacent buildings at the junction of Routes 128, 3 and 37, and I-93, just 10 miles south of Boston and Logan International Airport. This amenity-rich area includes:

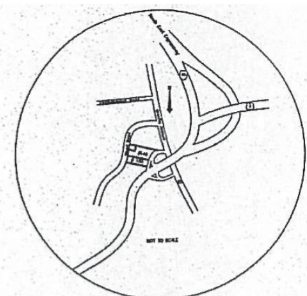
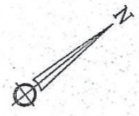
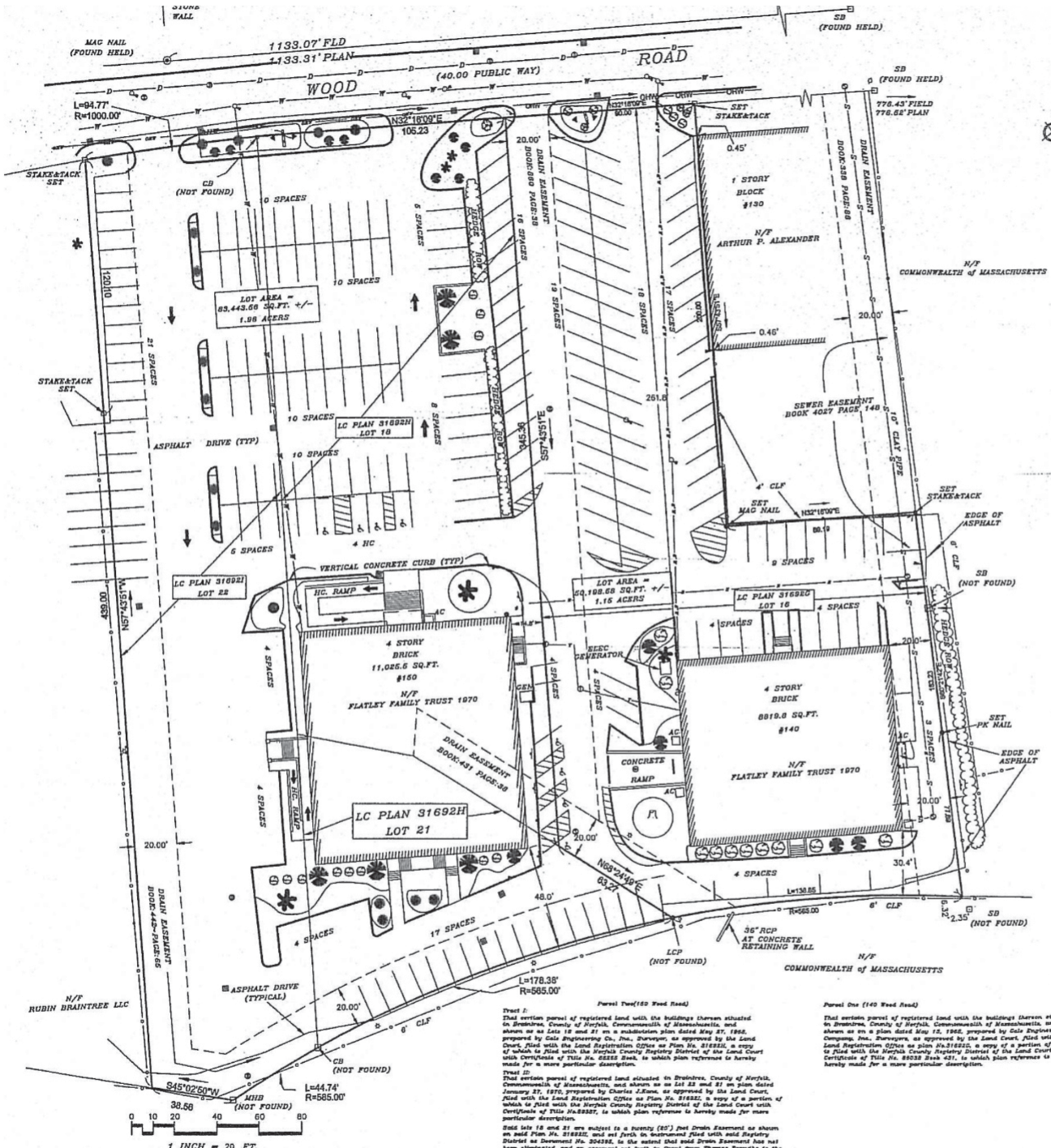
- The 1.6 million-square foot South Shore Plaza, second largest indoor mall in Massachusetts. Restaurants include Legal Seafoods, Joe's American Bar & Grill, Chipolte, Pizzeria Uno and California Pizza Kitchen
- TGIFriday's, Sheraton Hotel and AMC Movie Theaters across from the mall
- Granite Links at Quarry Hills, a world-class, public-access golf course with a fine restaurant
- Blue Hills Reservation, with running and walking trails, adjacent to Wood Road
- Restaurants, parks, banks and retail stores
- Bright Horizons daycare

Other immediate conveniences on Wood Road include F1 Boston, an adult NASCAR-themed amusement center with dining, Candlewood Suites, Hampton Inn, and Holiday Inn Express, and numerous retail and lunch options.

PROPERTY PHOTOS



SITE PLAN



- LEGEND**
- Manhole
 - Sign
 - Storm Sewer/Concrete Sewer
 - Gas Line (G)
 - Electric Power Pole
 - Road Light Pole
 - Post Indicator Pole
 - Water Valve
 - Road Light Pole w/ Light
 - Sewer Manhole
 - Gas Manhole
 - Electric Manhole
 - Storm Manhole
 - Road Valve
 - Gas Valve
 - Manhole w/ All Fuses (Fm)
 - Chain Link Fence (CLF)
- ENGINEERING NOTES**
- The property shown here visible on EDGE C as shown on PLACED EXHIBITION DATE MAP FOR THE CITY BRAintree
- COMMONWEALTH OF MASSACHUSETTS
 WITH EFFECTIVE DATE OF DATE NOV. 18, 1988

- PLANS USED**
- LAND COURT PLANS #31828 A through I
 - HIGHWAY LAYOUT NO. 4574 (TOWN OF BRAINTREE: 1957)
 - MASS. HIGHWAY LAYOUT #4550
 - PLAN OF LAND IN BRAINTREE TAKEN FOR MAINTENANCE AREA BY THE DEPARTMENT OF PUBLIC WORKS JUNE 18, 1957; SCALE 1"=80'

EMBED - HIGHWAY BUSINESS

	#140	#160	#140	#160
MIN LOT AREA	35,000 SF.	50,108 SF.	35,000 SF.	50,108 SF.
MIN LOT WIDTH	150'	200'	150'	200'
MIN FRONTAGE	100'	100'	100'	100'
MIN DEPTH	125'	125'	125'	125'
MIN SETBACK-FRONT	50'	50'	50'	50'
MIN SETBACK-REAR	50'	50'	50'	50'
MIN SETBACK-SIDE	50'	50'	50'	50'
MAX STORIES	4	4	4	4
MAX LOT COVERAGE	75%	75%	75%	75%

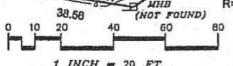
* 50' FOR SIDEWALK and 45' FOR SIGN-BASELINE

PAVING REQUIREMENTS

	#140	#160
NEEDED	141	178
PAVING	83	121

EXCEPTIONS

(7) Rights and easements granted to American Telephone & Telegraph Company by Julius Heurich and John Heurich dated May 21, 1928 recorded with Norfolk County Registry of Deeds in Book 846, Page 88. (BLANKET EASEMENT)





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