



10+20
BURLINGTON
MALL ROAD
BURLINGTON, MA

PREMIER CLASS A OFFICE SPACE

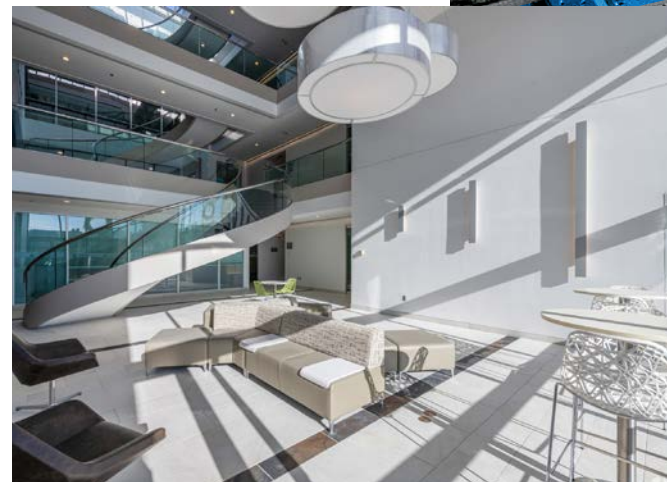
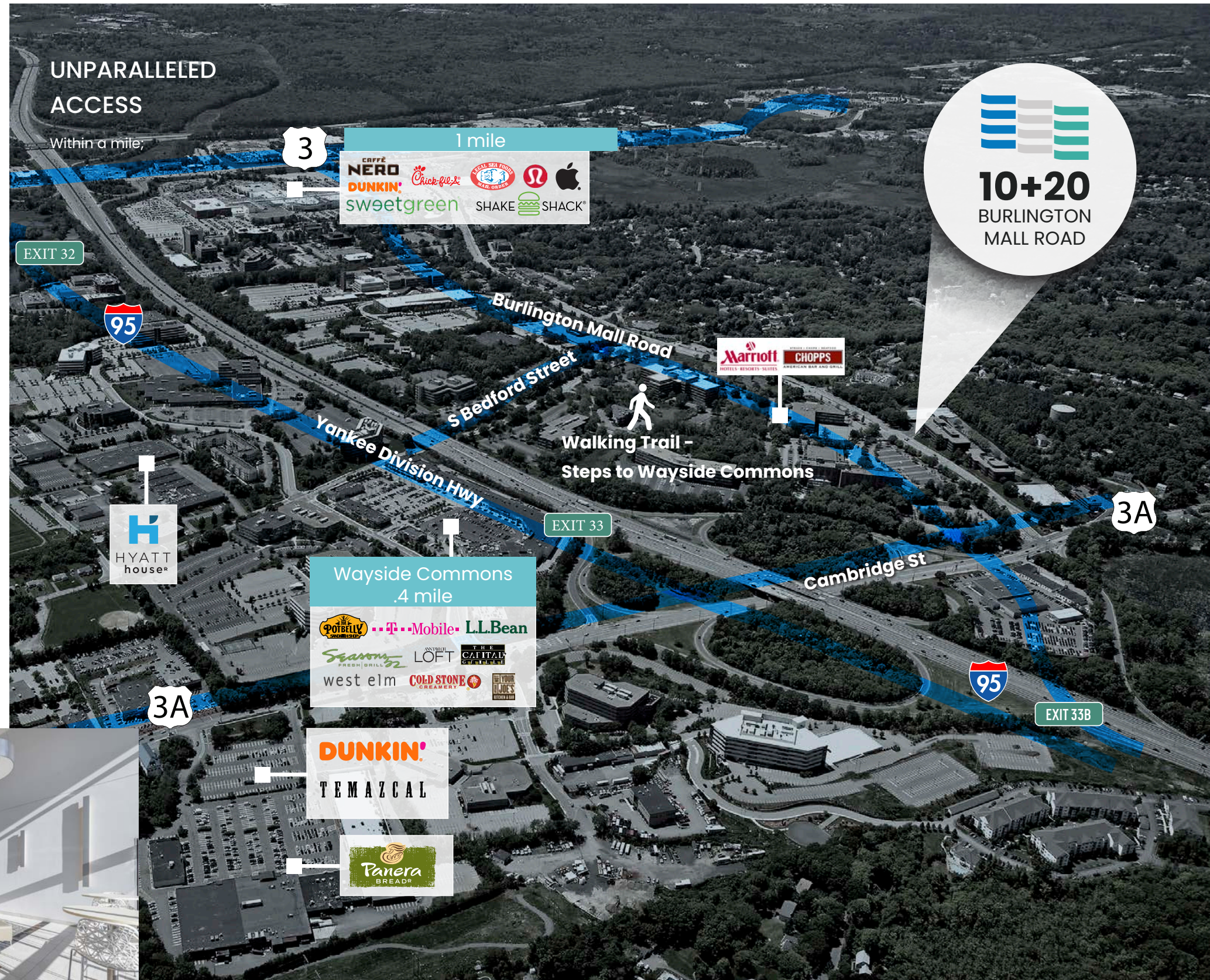
LEASE OPPORTUNITIES
AVAILABLE FROM
±1,300 – 26,000 SF



RJKELLY

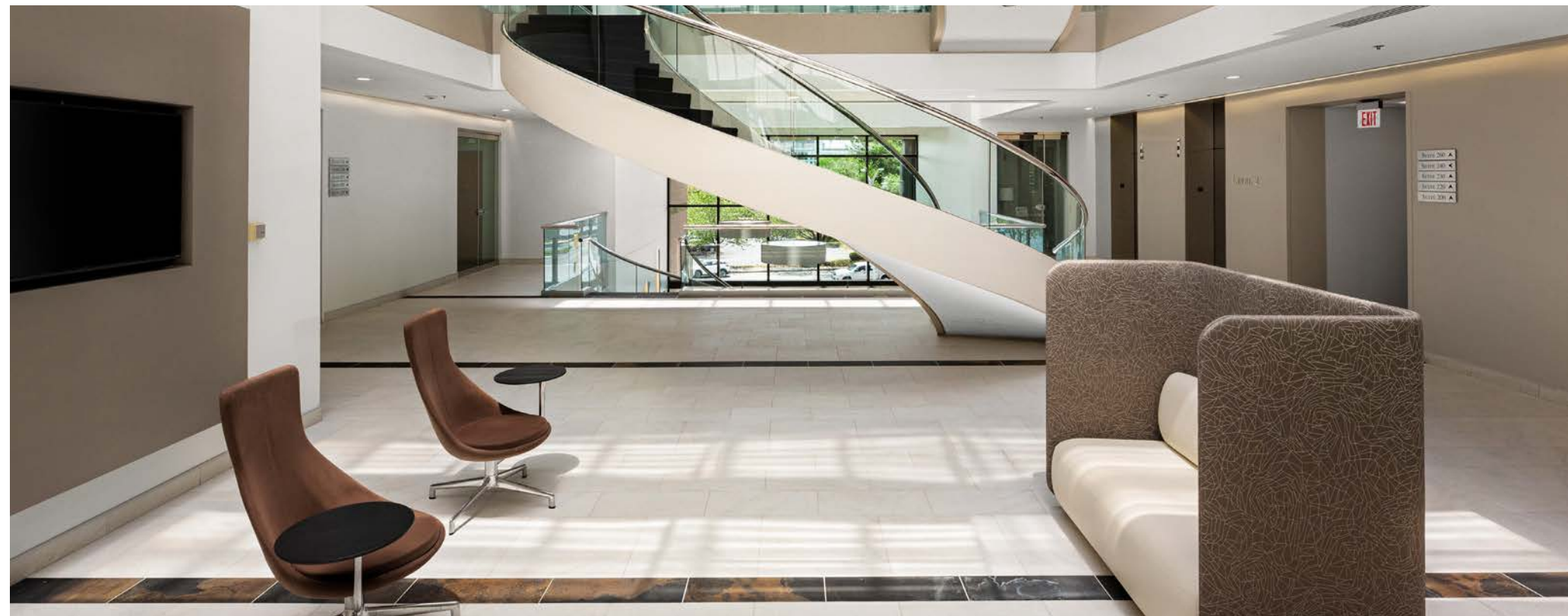
PROPERTY DESCRIPTION

Class A office building located 12 miles from Boston with excellent access to I-95, Routes 128 and 3. Newly renovated amenities such as modernized lobbies, fitness facility, and various other interior and exterior communal space upgrades all designed to improve the quality of the tenants' experience at the building. This building is within walking distance of the Wayside Commons Retail Center and less than ½ mile from the Burlington Mall. The complex includes a 25+ person capacity conference center facility and a fitness center.



BUILDING SPECS

- Total Building:** 160,529 SF
- Availability:**
- 10 Mall Road- 11,720 RSF over two floors
 - 20 Mall Road- 44,253 RSF over four floors
- Acres:** 14.78
- Parking Capacity:** 2 parking garages (1 at each building)
516 spaces (3.3/1,000 SF)
- Utilities:**
- Electric: National Grid
 - Gas: Eversource
 - Water & Sewer: City of Burlington
- Telecom:** Verizon and Comcast
- HVAC:** Packaged rooftop system with VAV and fan-powered terminal boxes with hot water reheat.
Capacity is approximately 350 SF/ton
- Electrical:** Power distribution system originates from 3000 AMPs 277/480 Volt
- Generator:** Existing 800 kW generator located on grade
- Elevators:** Two glass and polished aluminum passenger elevators with a capacity of 2,000 lbs. each
- Deck-to-Deck height:**
- First Floor: 14'7"
 - Second Floor: 14'9"
 - Third Floor: 13'1"





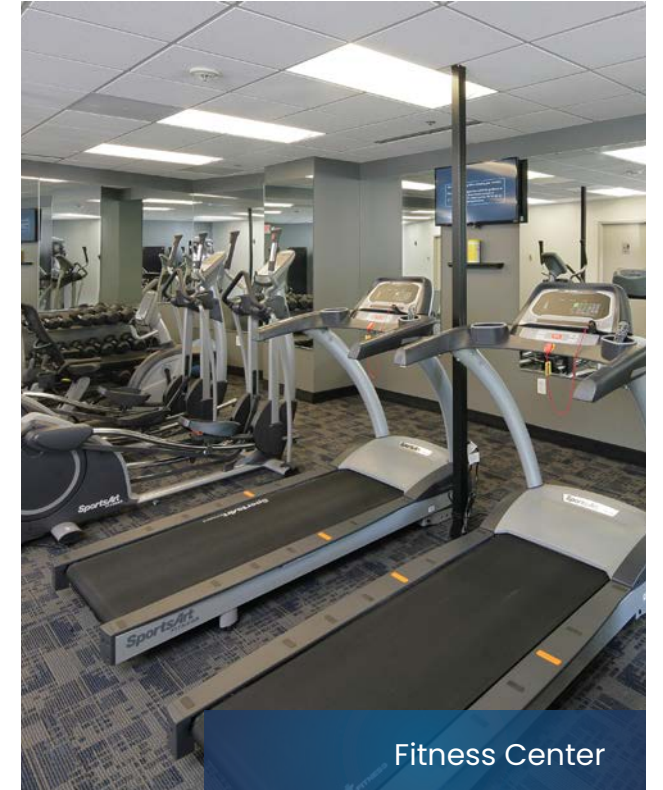
10 and 20 Building Exterior



Lobby



Conference Center



Fitness Center



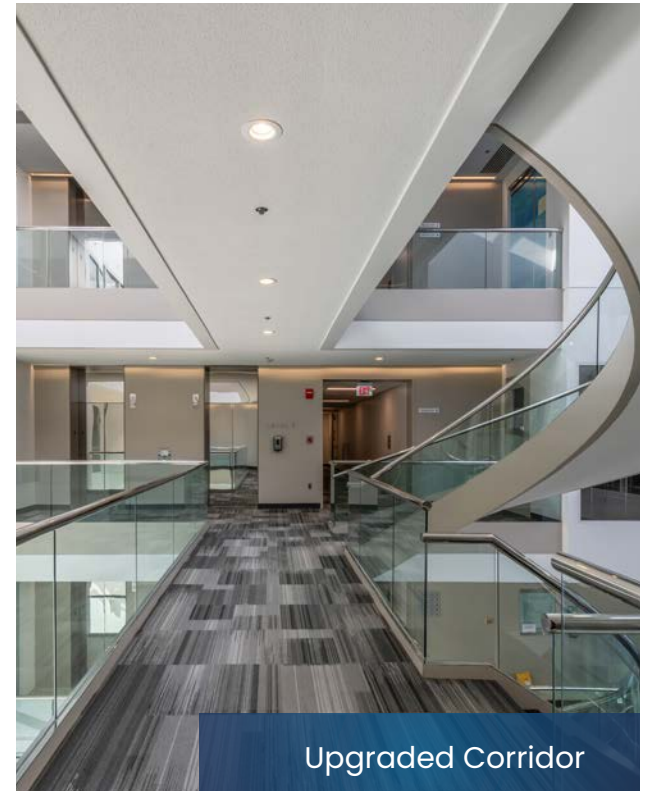
Lobby



Stairwell



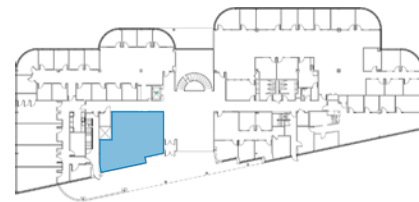
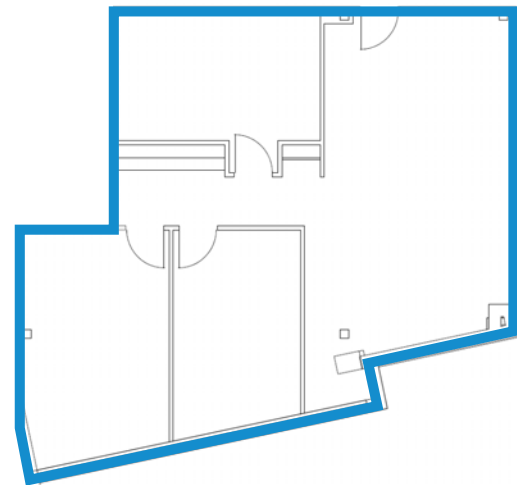
Conference Center



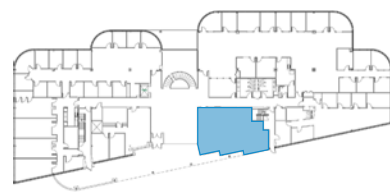
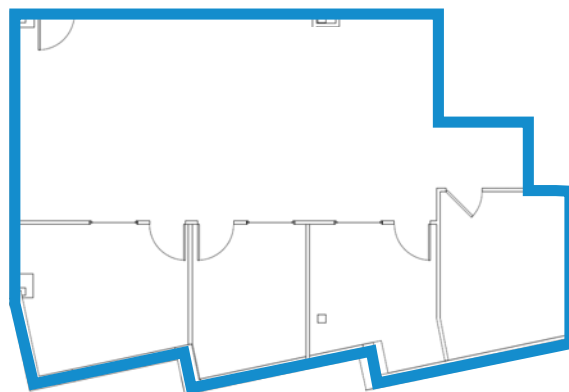
Upgraded Corridor

10 MALL ROAD

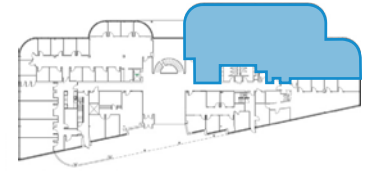
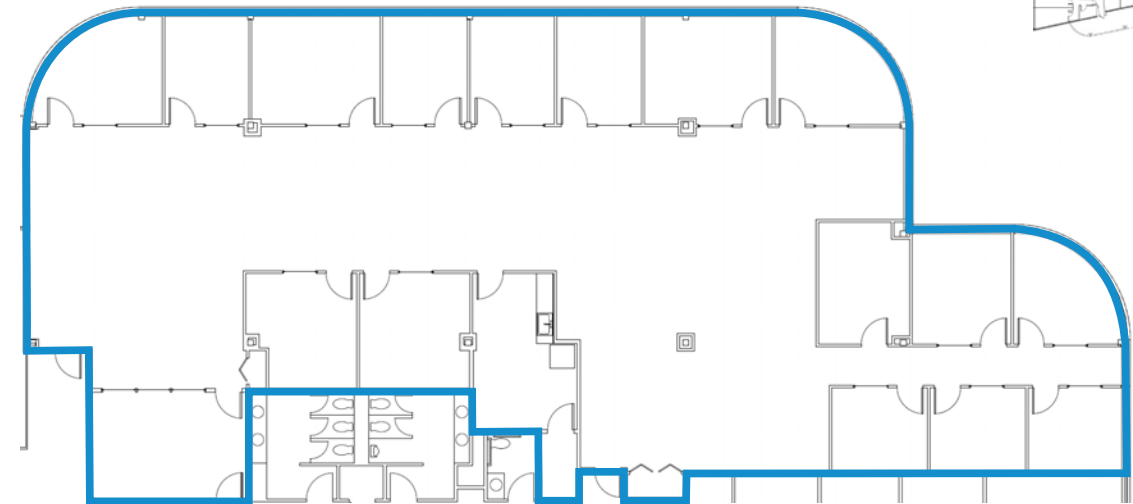
Suite 200 (1,266 SF)



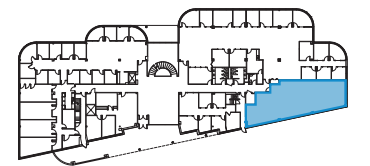
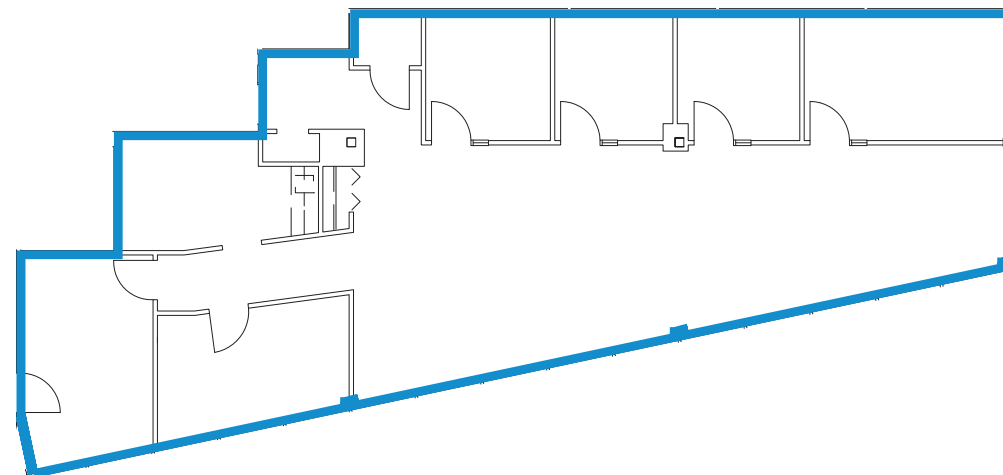
Suite 206 (1,471 SF)



Suite 210 (6,748 SF)

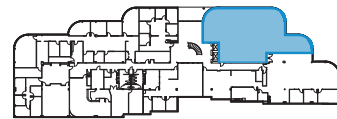
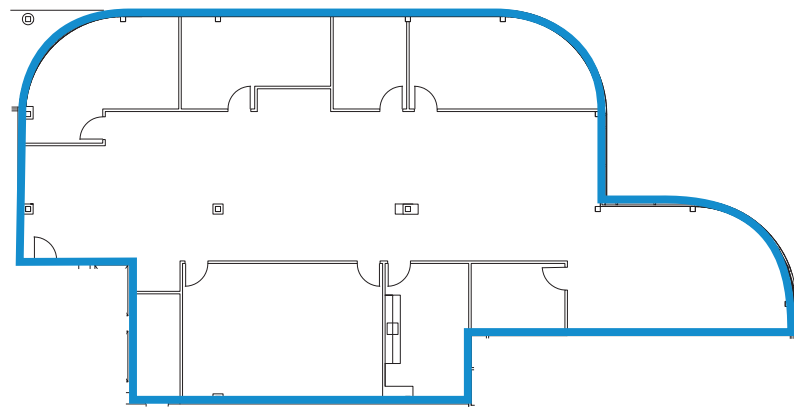


Suite 250 (2,235 SF): available 4/1/2024

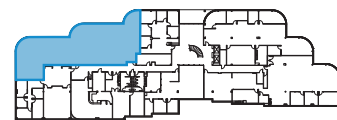
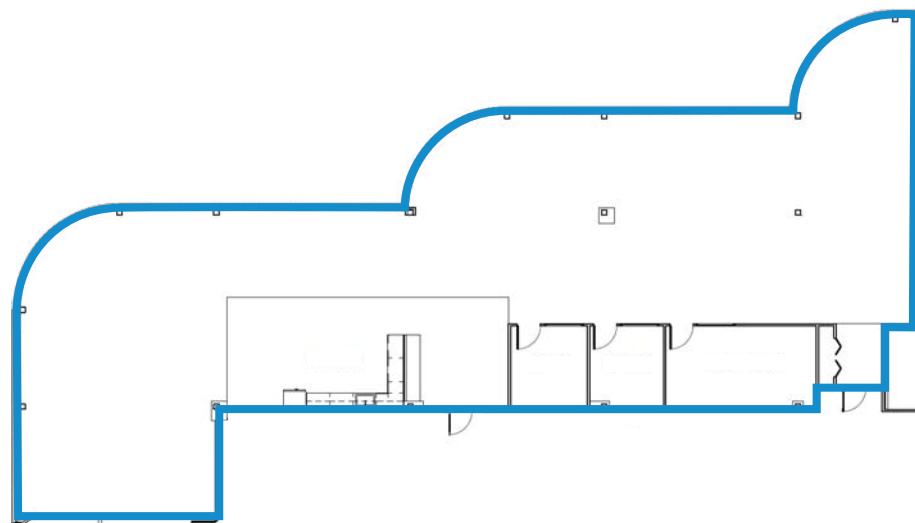


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Suite 100 (5,287 SF): available 10/1/2024

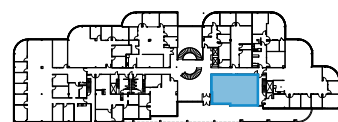
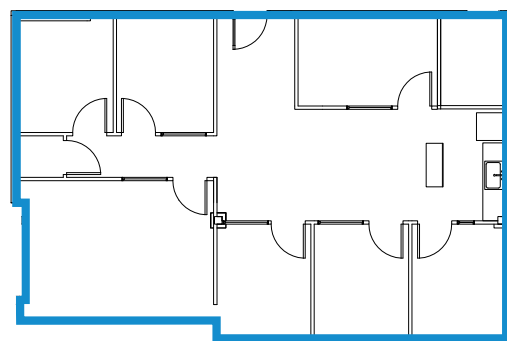


Suite 130 (5,132 SF)

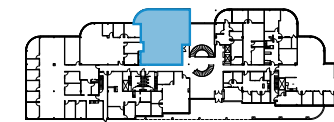
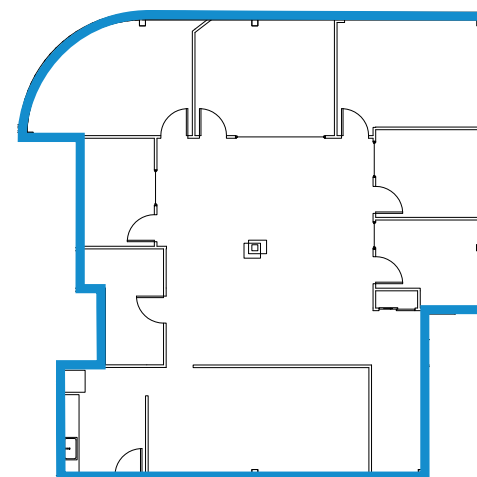


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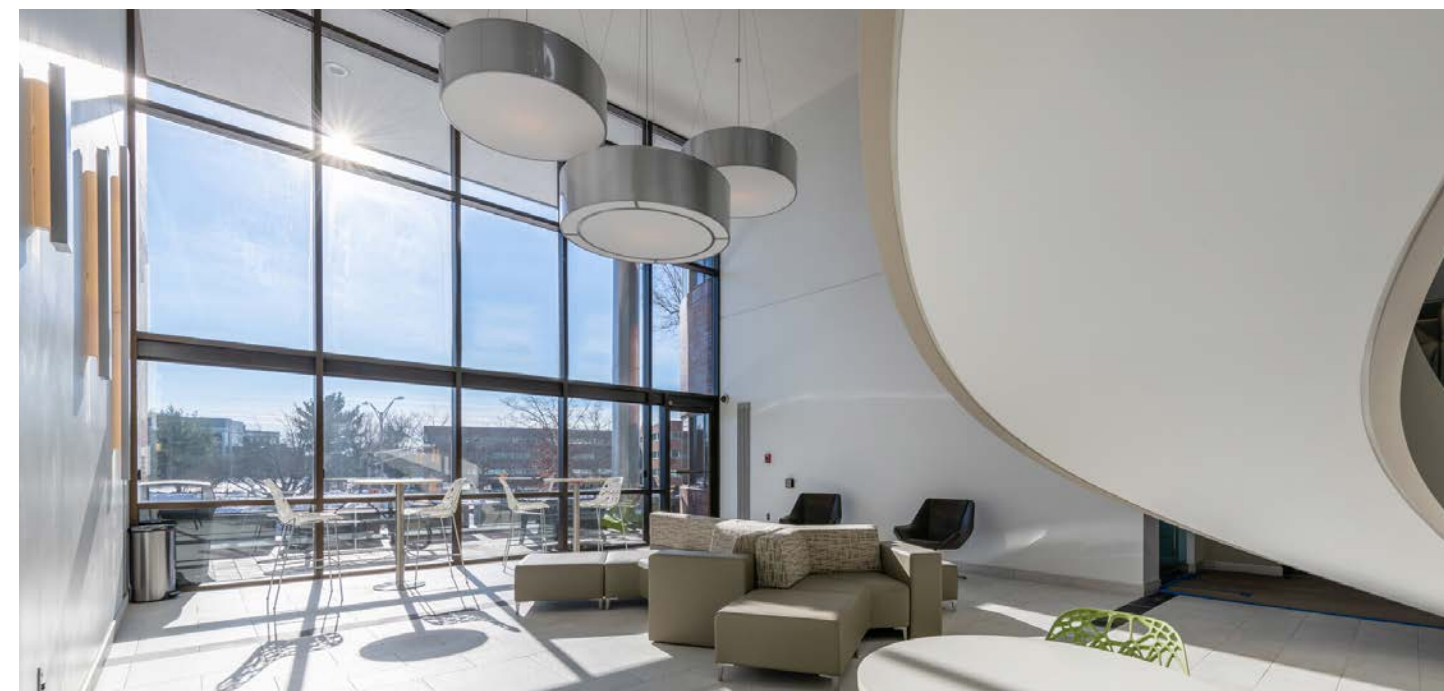
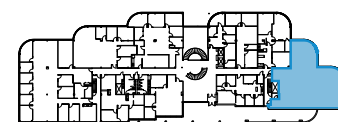
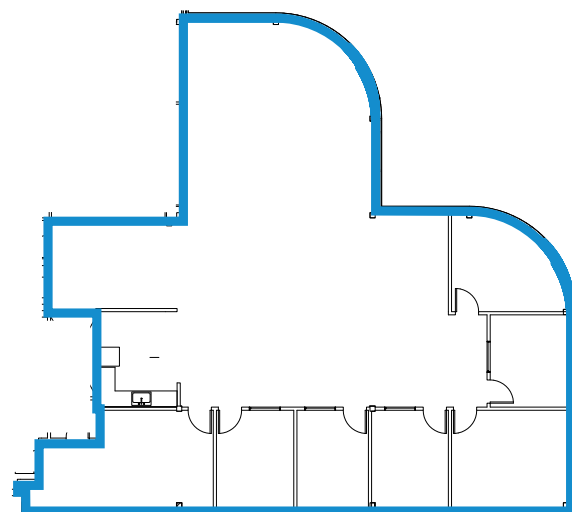
Suite 200 (1,344 SF)



Suite 225 (2,630 SF): available 9/1/2024

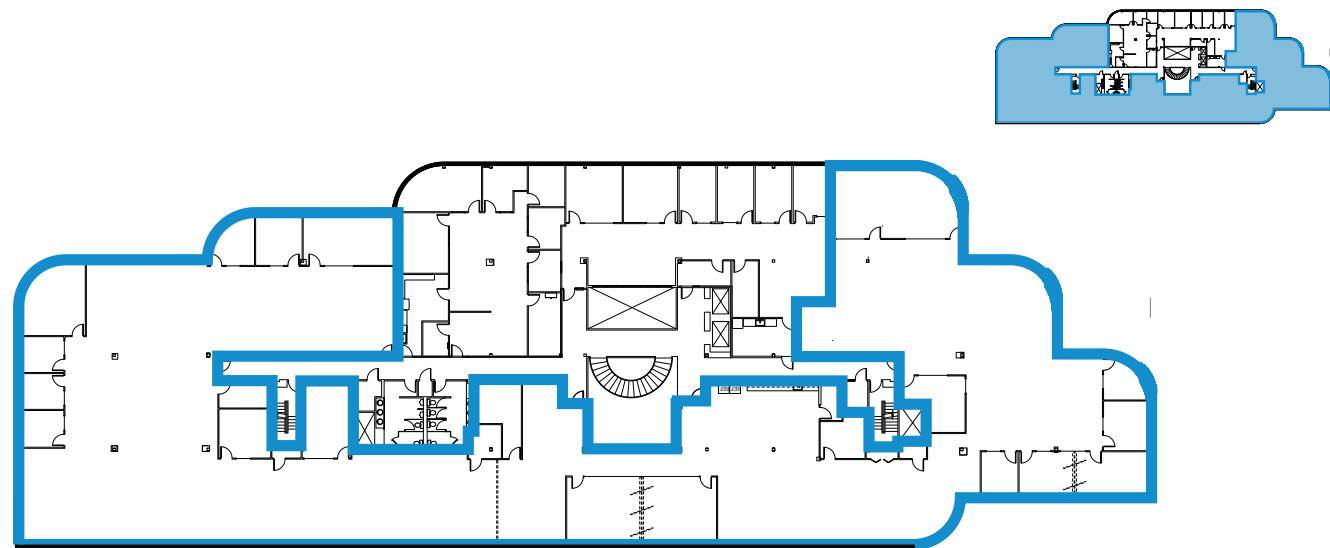


Suite 220 (3,706 SF): available 9/1/2024

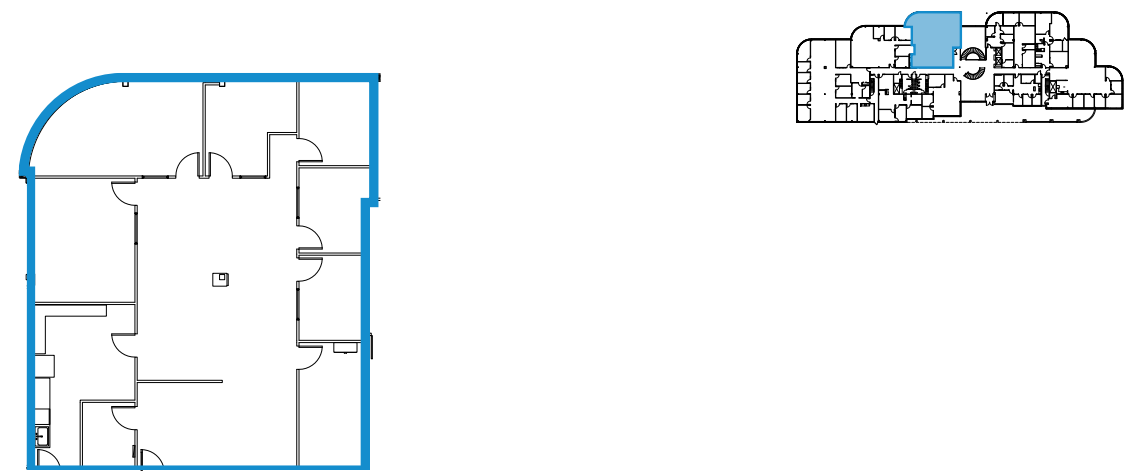


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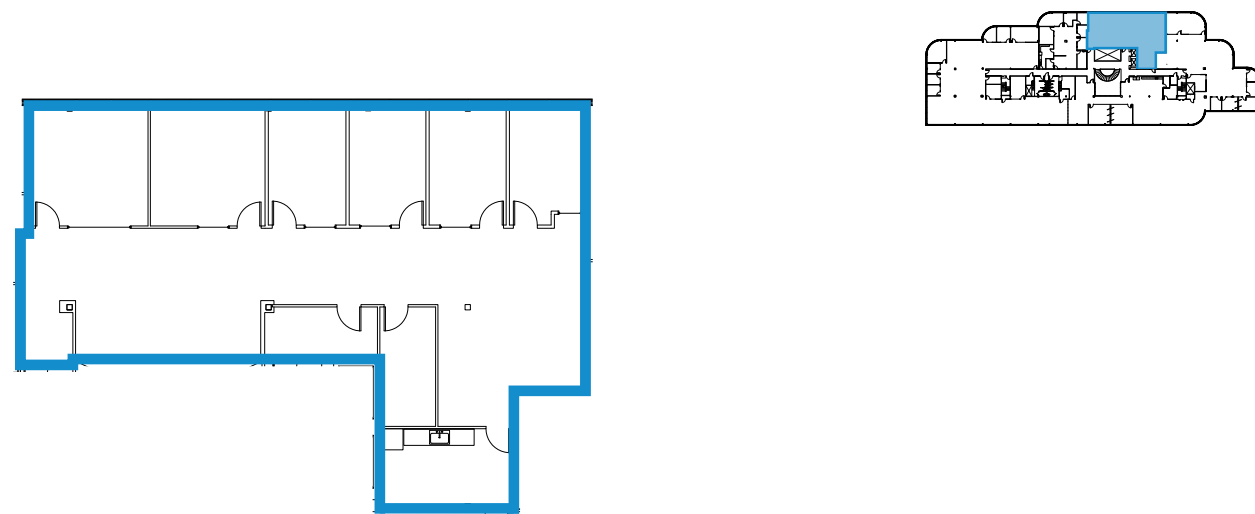
Suite 300 (20,661 SF)



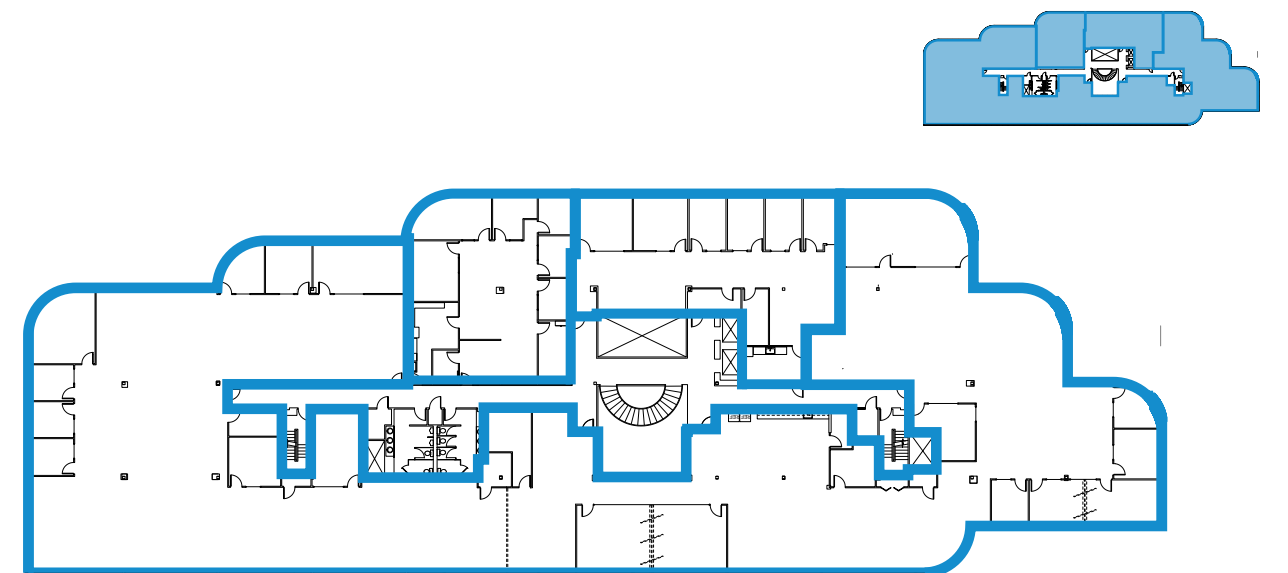
Suite 350 (2,620 SF)



Suite 322 (2,873 SF)



Suite 300, 322 & 350 (26,154 SF Contiguous)





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FOR MORE INFORMATION CONTACT

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