



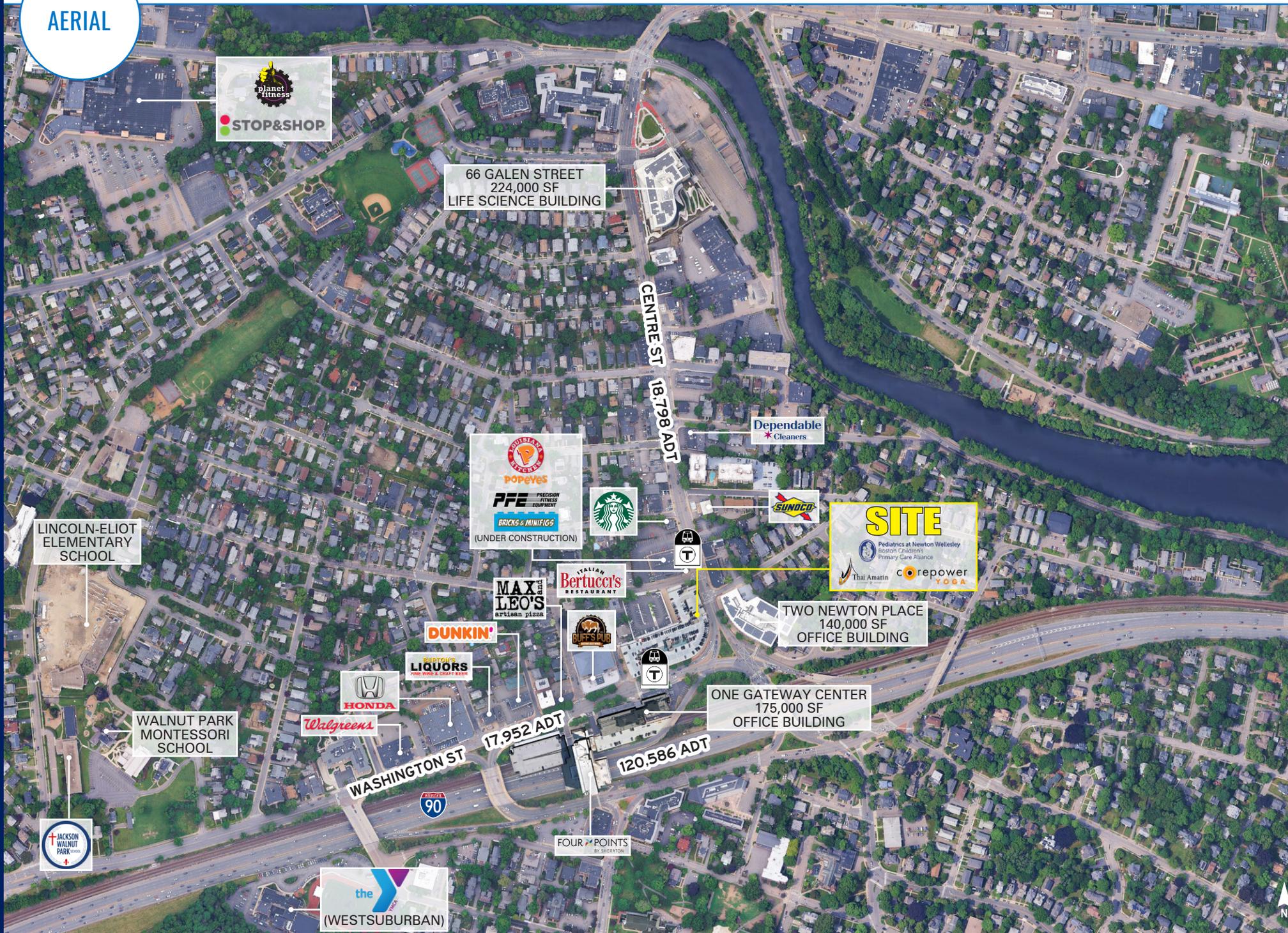
ONE NEWTON PLACE

# 275 WASHINGTON STREET

1,456 - 3,717 SF AND 1,256 - 2,138 SF AVAILABLE FOR LEASE



AERIAL



planet fitness  
STOP&SHOP

66 GALEN STREET  
224,000 SF  
LIFE SCIENCE BUILDING

CENTRE ST  
18,798 ADT

Dependable  
Cleaners

POPEYES  
PFE PRECISION FITNESS EQUIPMENT  
BRICKS & MINIFIGS  
(UNDER CONSTRUCTION)



**SITE**  
Pediatrics at Newton Wellesley  
Boston Children's Primary Care Alliance  
Thai Amarin corepower YOGA

LINCOLN-ELIOT  
ELEMENTARY  
SCHOOL

MAX LEO'S  
artisan pizza

Bertucci's  
ITALIAN RESTAURANT



TWO NEWTON PLACE  
140,000 SF  
OFFICE BUILDING

DUNKIN'

BARTON'S  
LIQUORS  
WINE & GIFT SHOP



Walgreens

ONE GATEWAY CENTER  
175,000 SF  
OFFICE BUILDING

WALNUT PARK  
MONTESSORI  
SCHOOL

WASHINGTON ST  
17,952 ADT

120,586 ADT

FOUR POINTS  
BY SHERATON



the  
(WESTSUBURBAN)

# PROJECT DETAILS

275 WASHINGTON STREET • 1,456 - 3,717 SF AND 1,256 - 2,138 SF AVAILABLE FOR LEASE

## PROPERTY HIGHLIGHTS

- Multiple spaces for lease ranging from 1,456 - 3,717 SF and 1,256 - 2,138 SF
- Ground floor of a 173,000 SF office building leased to various institutional companies such as Clearview Healthcare Partners and Odysseys Unlimited.
- Existing (shared) parking deck containing 344 spaces in addition to ample street parking and an abutting 67 space public parking lot
- Ground-Level co-tenants include Pediatrics of Newton Wellesley, Corepower Yoga, Sola Salon and Thai Amarin
- Located directly at the heavily trafficked confluence of the Massachusetts Turnpike, Washington Street and Centre Street
- Positioned in the Newton Corner village of Newton, and directly engrained in the interior residential road network in addition to its ideal ingress/egress from various access points

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,793	239,106	664,728
DAYTIME POPULATION	28,713	223,242	777,733
MEDIAN HH INCOME	\$143,879	\$130,206	\$131,764
HOUSEHOLDS	11,255	98,344	267,495

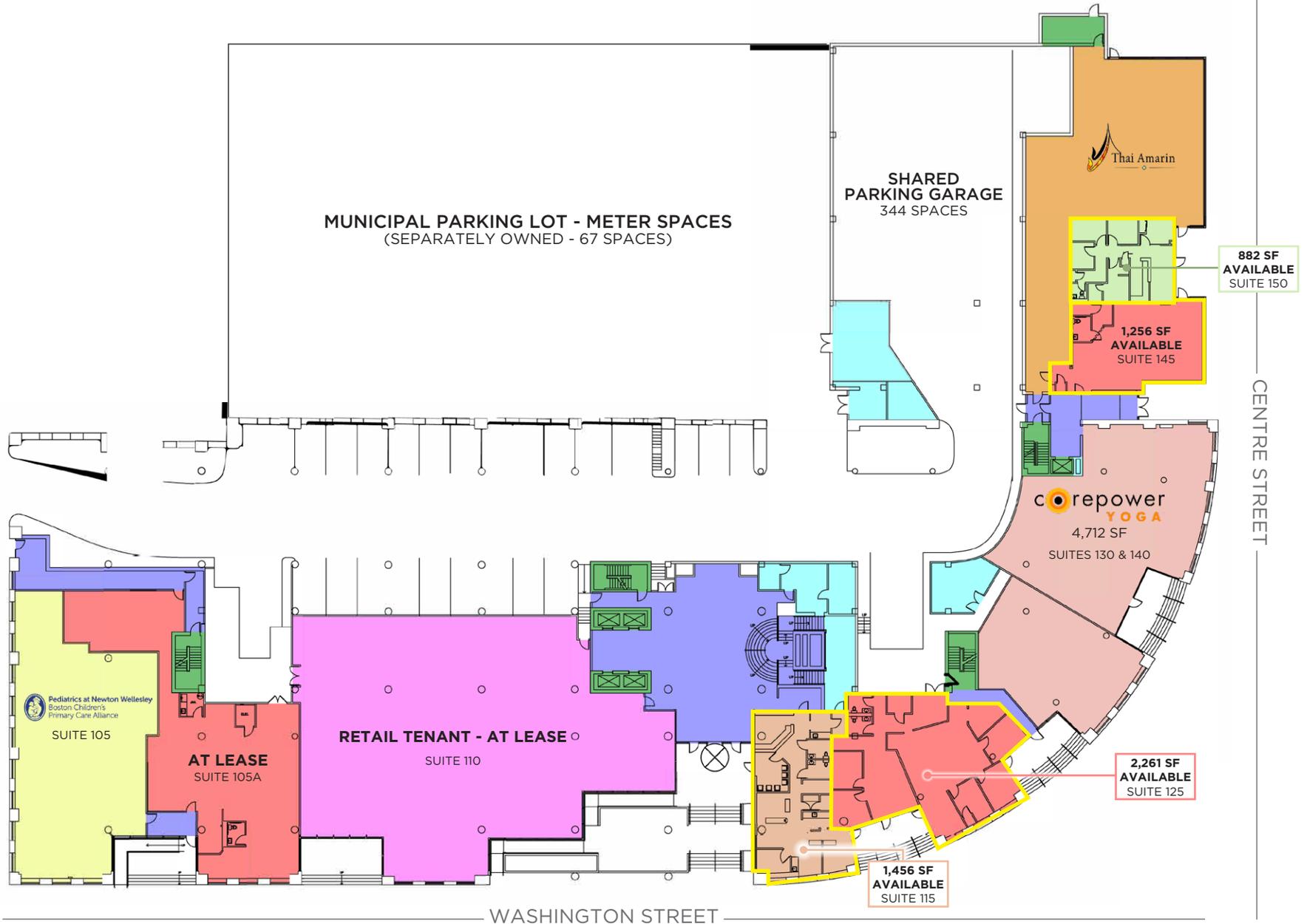


SITE PLAN

PEARL STREET

BACON STREET

CENTRE STREET



WASHINGTON STREET

ONE NEWTON PLACE

# 275 WASHINGTON STREET

1,456 - 3,717 SF AND 1,256 - 2,138 SF AVAILABLE FOR LEASE

**SAM VARSANO**

617.369.5908

SVARSANO@ATLANTICRETAIL.COM



**BOSTON**  
THE PRUDENTIAL CENTER  
BOSTON, MA 02199  
617.239.3600

**ALBANY**

**ATLANTA**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WEST PALM BEACH**

[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

 [LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

 [INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)

 **REALESTATE RESOURCES**

**CHAINLINKS**  
RETAIL ADVISORS