



WESTWOOD, MA

21-25 SOUTHWEST PARK

REGIONAL FLEX/RETAIL/INDUSTRIAL OPPORTUNITY | UP TO 18,200 SF AVAILABLE (SUBDIVIDABLE)





PROJECT DETAILS

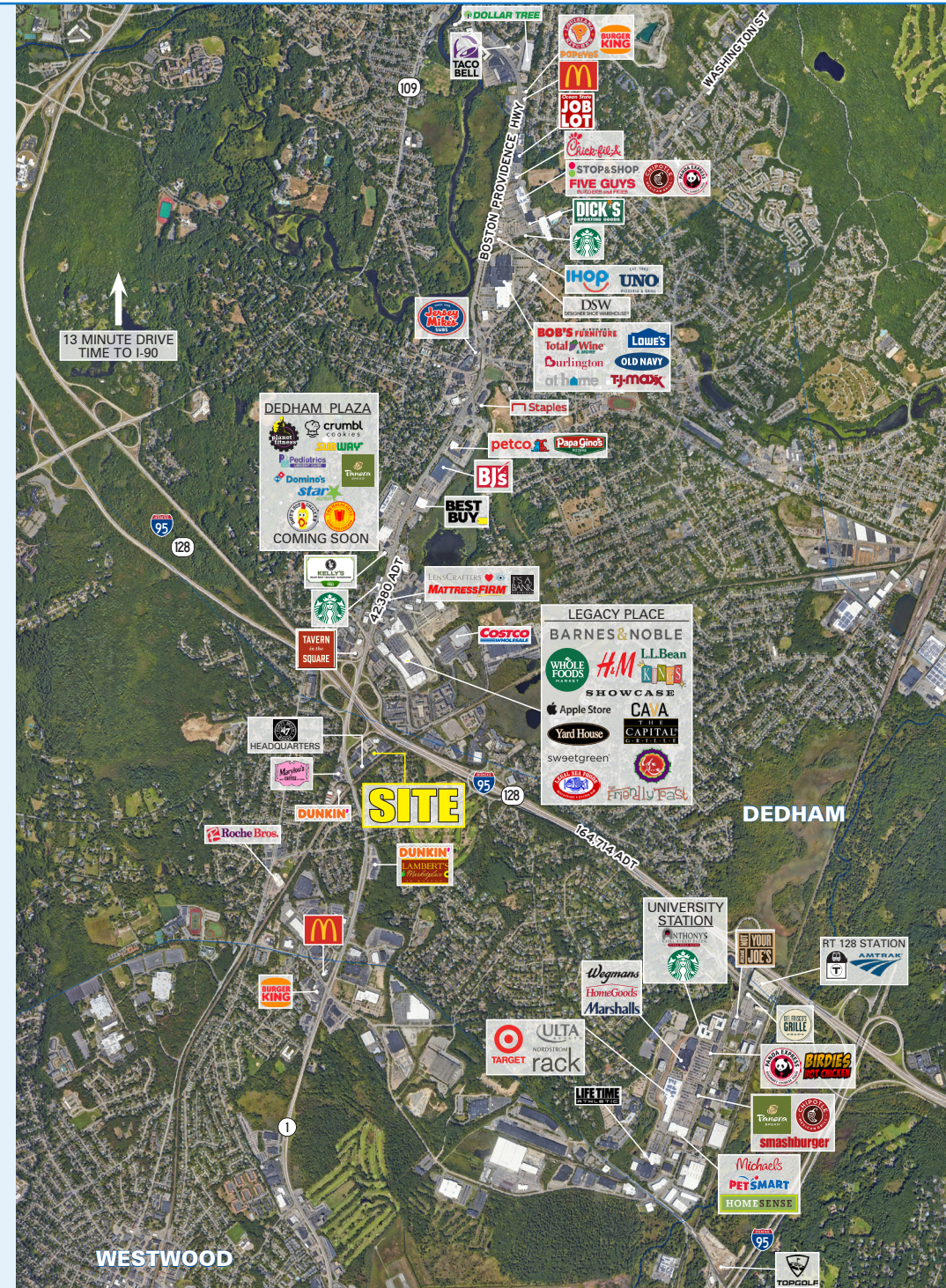
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PROPERTY HIGHLIGHTS

- 21-25 Southwest Park offers a rare opportunity to lease pristine second-generation space at the confluence of Rt.128/I-95 (164,714 VPD) and Rt. 1 (42,380 VPD) thoroughfares, 4 minutes from the 128/Westwood train station, 13 minutes from I-90 (Mass Pike), and 25 minutes from Downtown Boston
- This opportunity is positioned 2 minutes from Legacy Place, one of New England's premiere lifestyle shopping centers (co-tenanted by Whole Foods, Apple, CAVA, Sweetgreen, Shake Shack, Showcase Cinema, etc), and 6 minutes from University Station Shopping Center (co-tenanted by Wegmans, Life Time Fitness, Chipotle, Starbucks, etc) placing it within one of the most amenity-rich areas in Greater Boston
- Currently used as roughly 4,200 SF of office, and 14,000 SF of flex/ industrial space, 21-25 Southwest Park epitomizes a true "flex" building with unlimited potential for repurposed uses (including retail/ medical/ fitness/ etc.)
- 1 Tailboard Height Loading Dock
- 14.5' Ceiling Clear Height

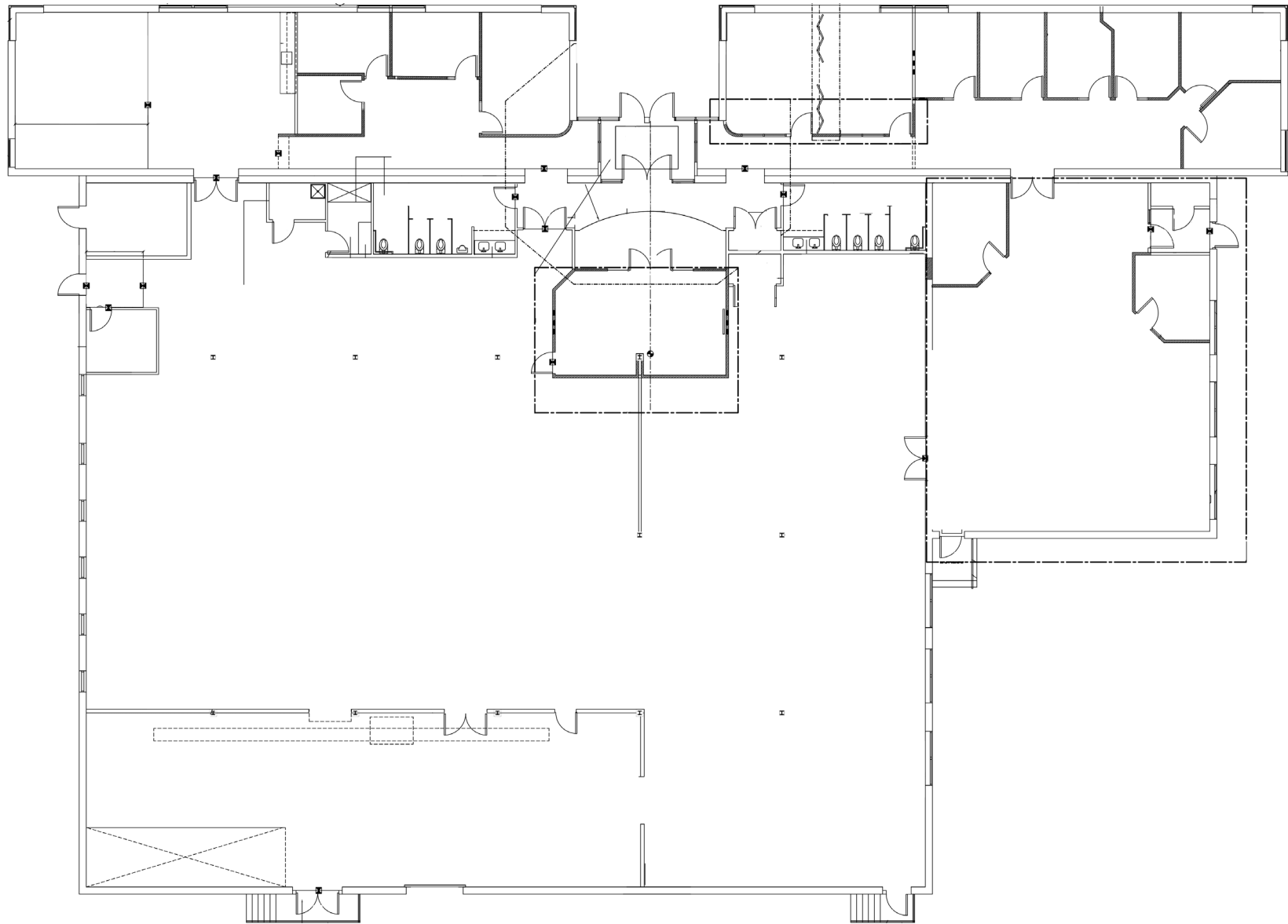
DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 POPULATION	66,886	192,867	397,889
 DAYTIME POPULATION	76,205	192,342	384,154
 MEDIAN HH INCOME	\$111,062	\$120,963	\$120,527

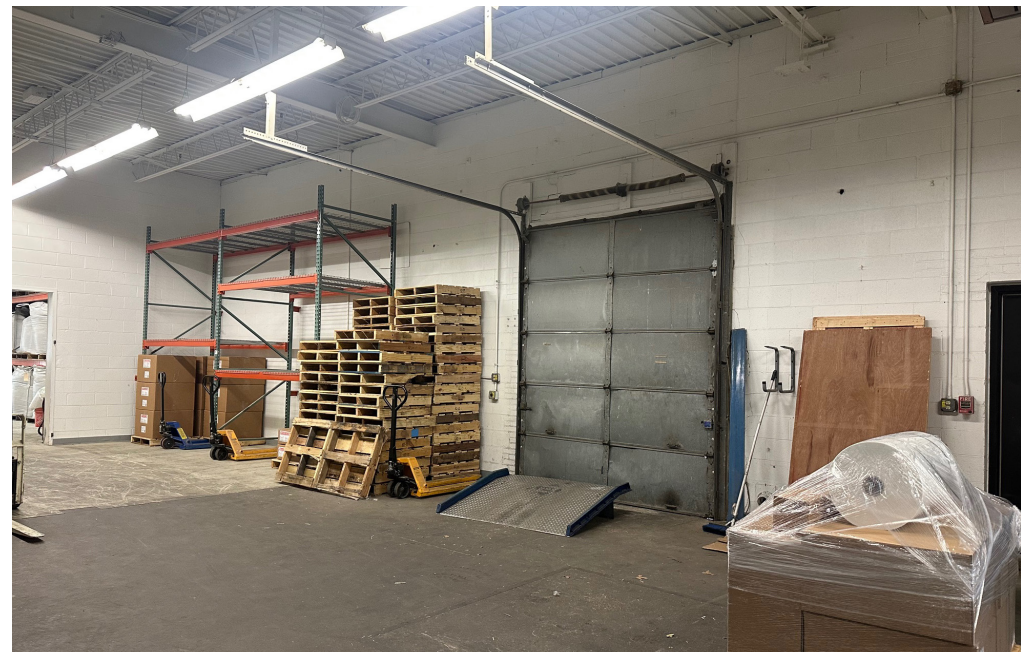


FLOOR PLAN

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PHOTOS



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