

**AVISON
YOUNG**

2 Centennial Drive Peabody, MA



**Newly Renovated, High-Quality Flex
Space Available For Lease**

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If this were your location, You'd already be at work.

Located adjacent to Route 128, Interstate 95, and Route 1, 2 Centennial Drive offers quick, direct access to downtown Boston while maintaining the convenience of a suburban location. Nearby amenities, such as, the Northshore Mall and the Lynnfield Marketstreet provide tenants with an abundance of quality retail and restaurants.

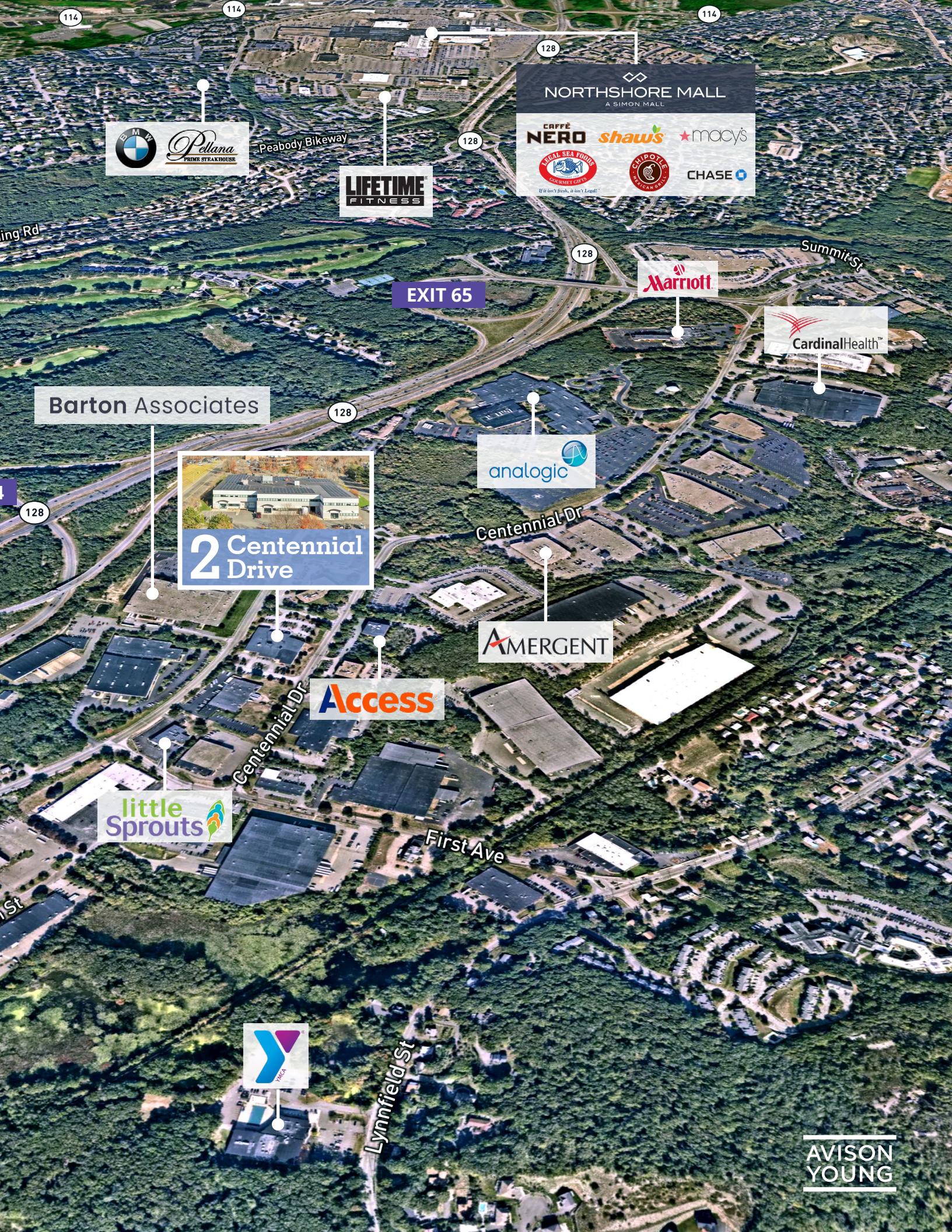
**Immediate
access to Route 128/I-95**

**5 minute
drive to Route 1**

**22 minute
drive to Downtown Boston**

**30 minute
drive to Boston Logan Airport**





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Strong talent, proven location

Conveniently located in the heart of Boston's North Shore, 2 Centennial Drive offers a rare opportunity to join a collective of strong corporate neighbors, and access diverse area amenities, a strong talent base, and the convenient suburban location. 2 Centennial is an ideal opportunity for a host of mid-sized suburban tenants looking for high quality space in one of Greater Boston's most coveted business parks.



Flexible use



Talented workforce



Direct access to
highways



Abundant area
amenities



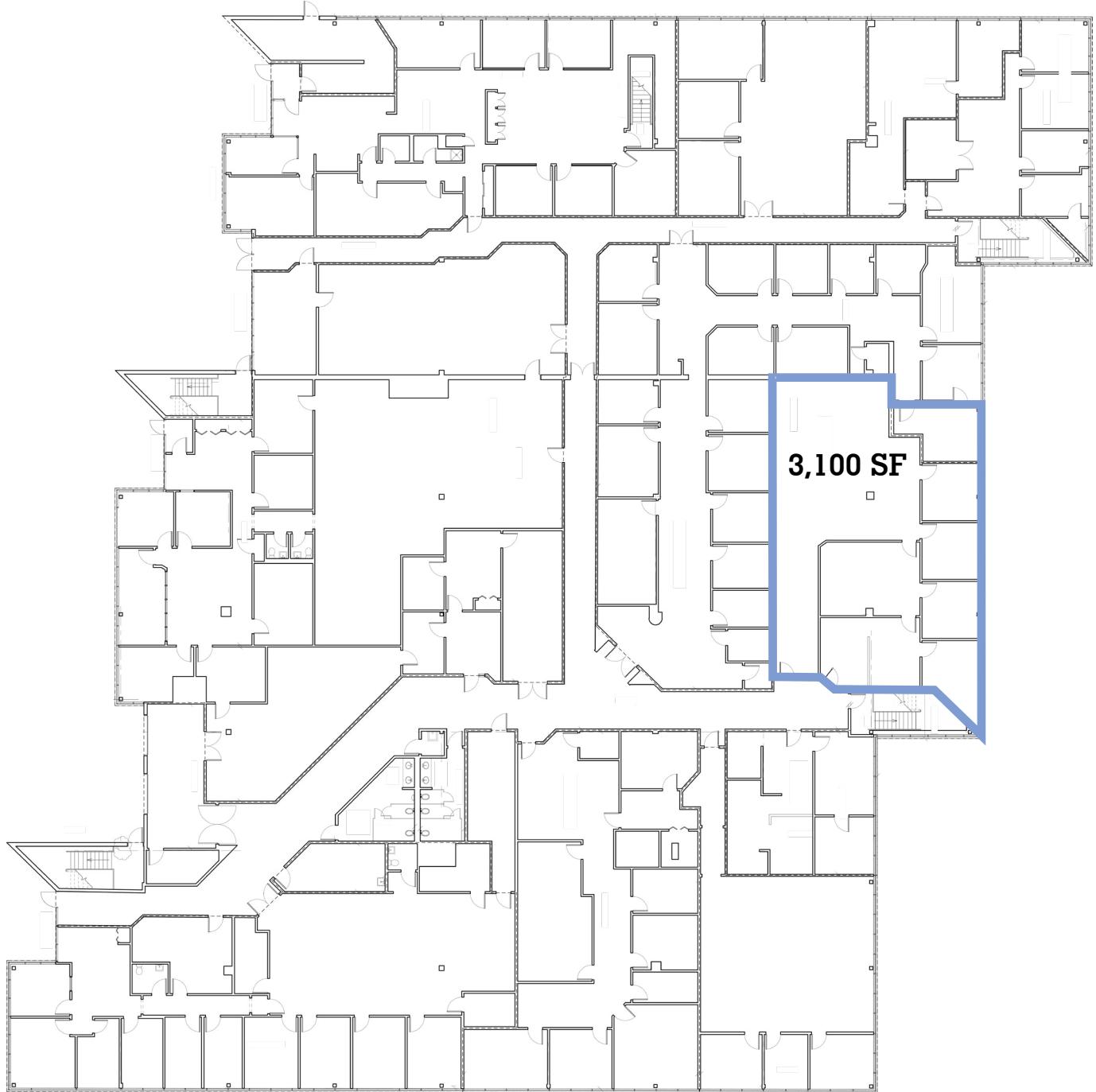
Convenient suburban
location



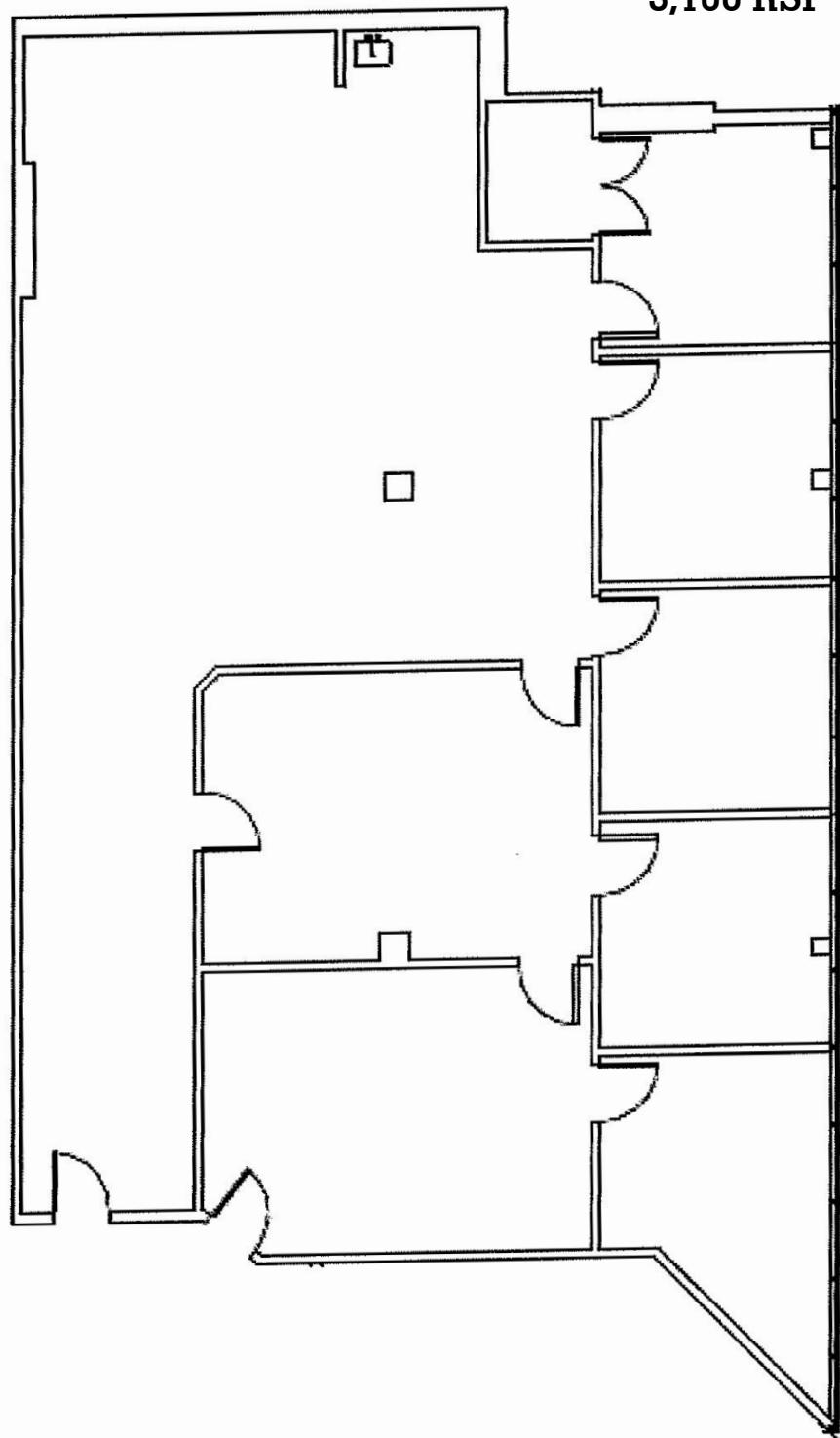
Building specifications

Building size:	72,000 SF	Power:	4,000 Amps 3-phase
Available space:	2 nd Floor - 3,100 SF	Roof:	Rubber membrane
Lot size:	3.81 Acres	Sprinklers:	Wet
Zoning:	IP	HVAC:	Fully air-conditioned
Loading:	Multiple docks	Water/sewer:	City of Peabody
		Parking:	2.25/1,000

2nd floor - 3,100 SF



3,100 RSF



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