

# ONE BURLINGTON WOODS DRIVE

BURLINGTON, MA



**R.W.** **HOLMES**  
COMMERCIAL REAL ESTATE

## PROPERTY OVERVIEW

<b>Building Size</b>	116,494 SF
<b>Lot Size</b>	4.2 Acres
<b>Number of Floors</b>	Three
<b>Parking</b>	3.3/1,000 SF
<b>AVAILABILITY</b>	
<b>1<sup>st</sup> Floor</b>	3,468 SF - 15,363 SF
<b>2<sup>nd</sup> Floor</b>	6,102 SF
<b>3<sup>rd</sup> Floor</b>	3,000 - 44,205 SF

## Premier Office Campus | Unrivaled Value



Grab-and-go cafe



Conference center



Private outdoor decks



Outdoor seating



Exterior signage available



Fitness center



EV charging stations

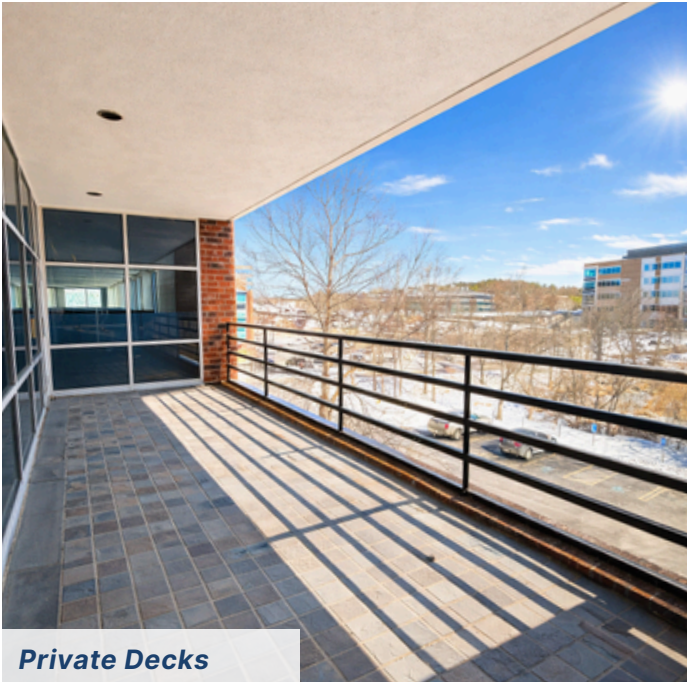


Walking path to Wayside Shops





**Outdoor Seating**



**Private Decks**



**Collaboration Space**



**Abundant Natural Light**



**Furniture Available**



**Shared Conference Space**



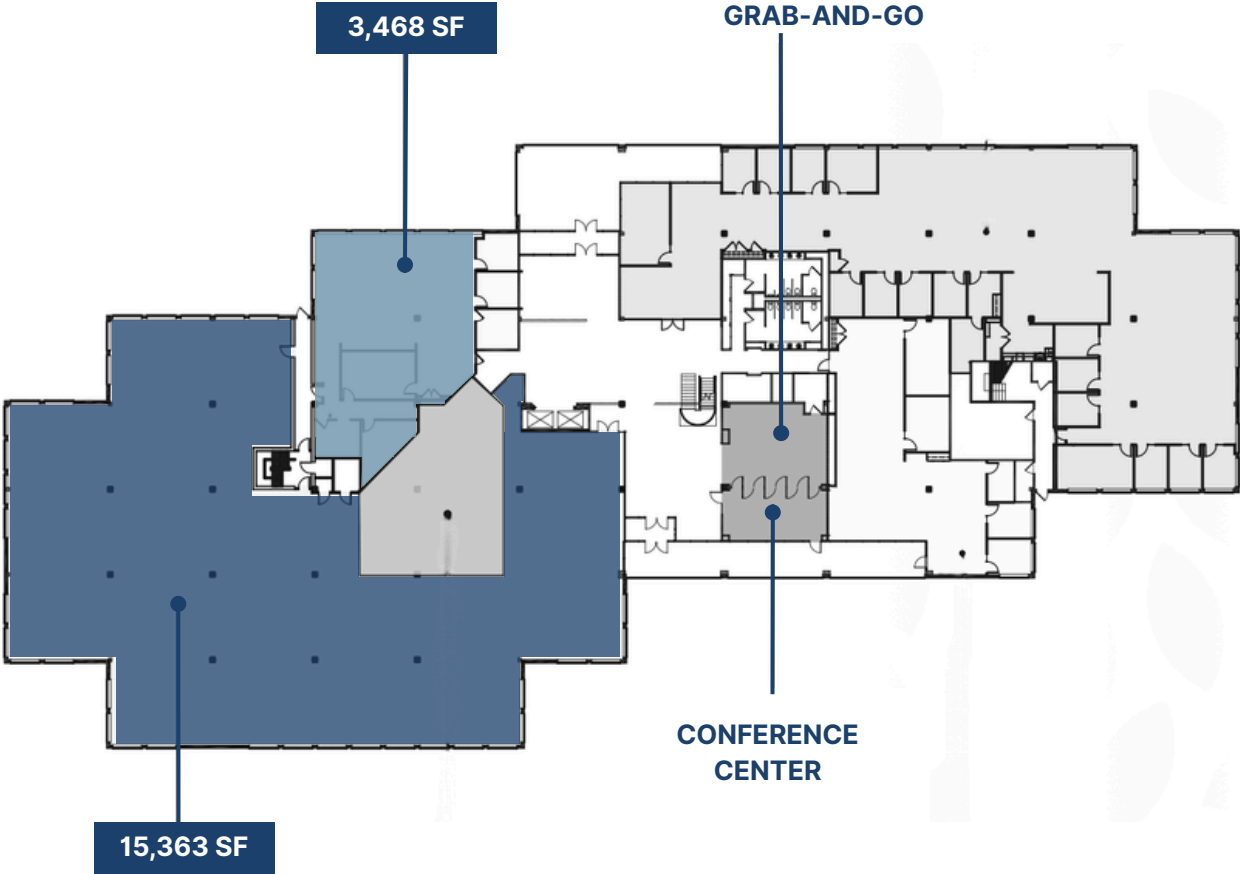
**Custom Built Suites**



**Exterior Signage Opportunities**

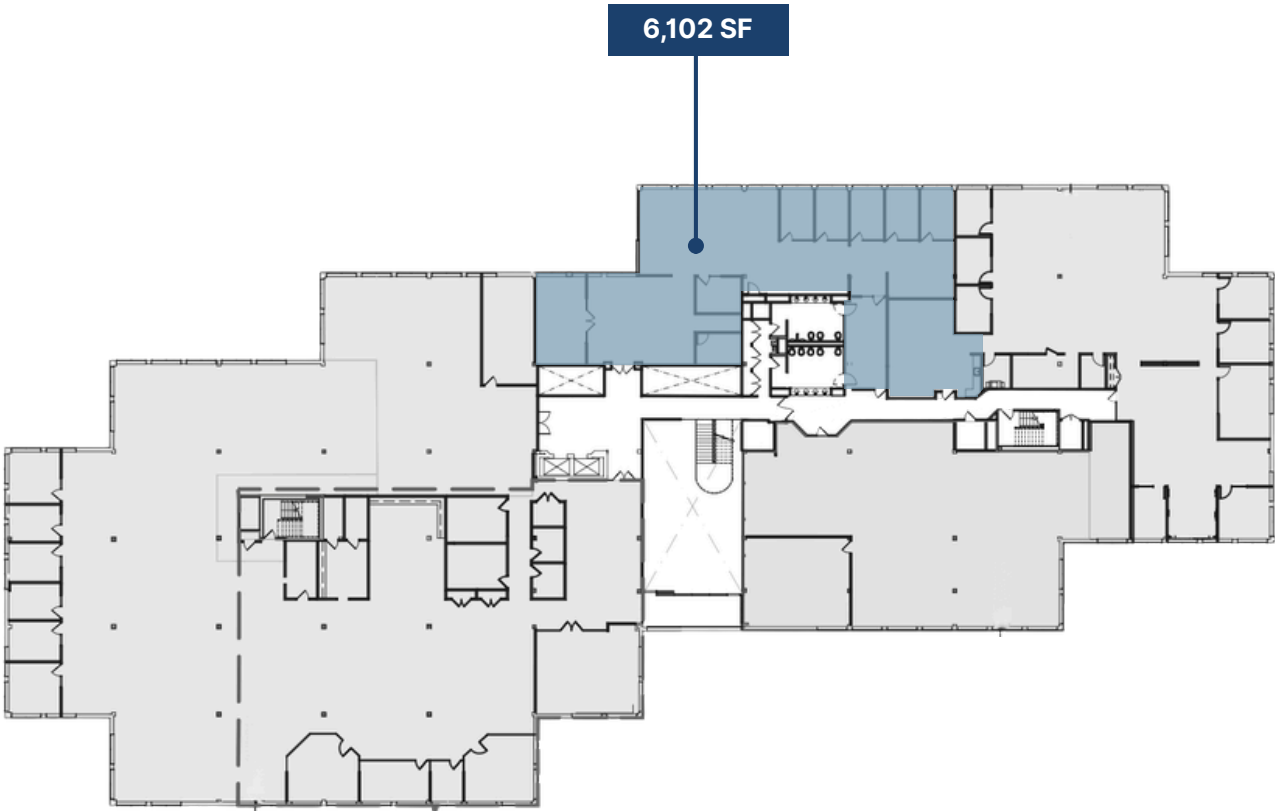
# FIRST FLOOR

18,831 SF AVAILABLE



# SECOND FLOOR

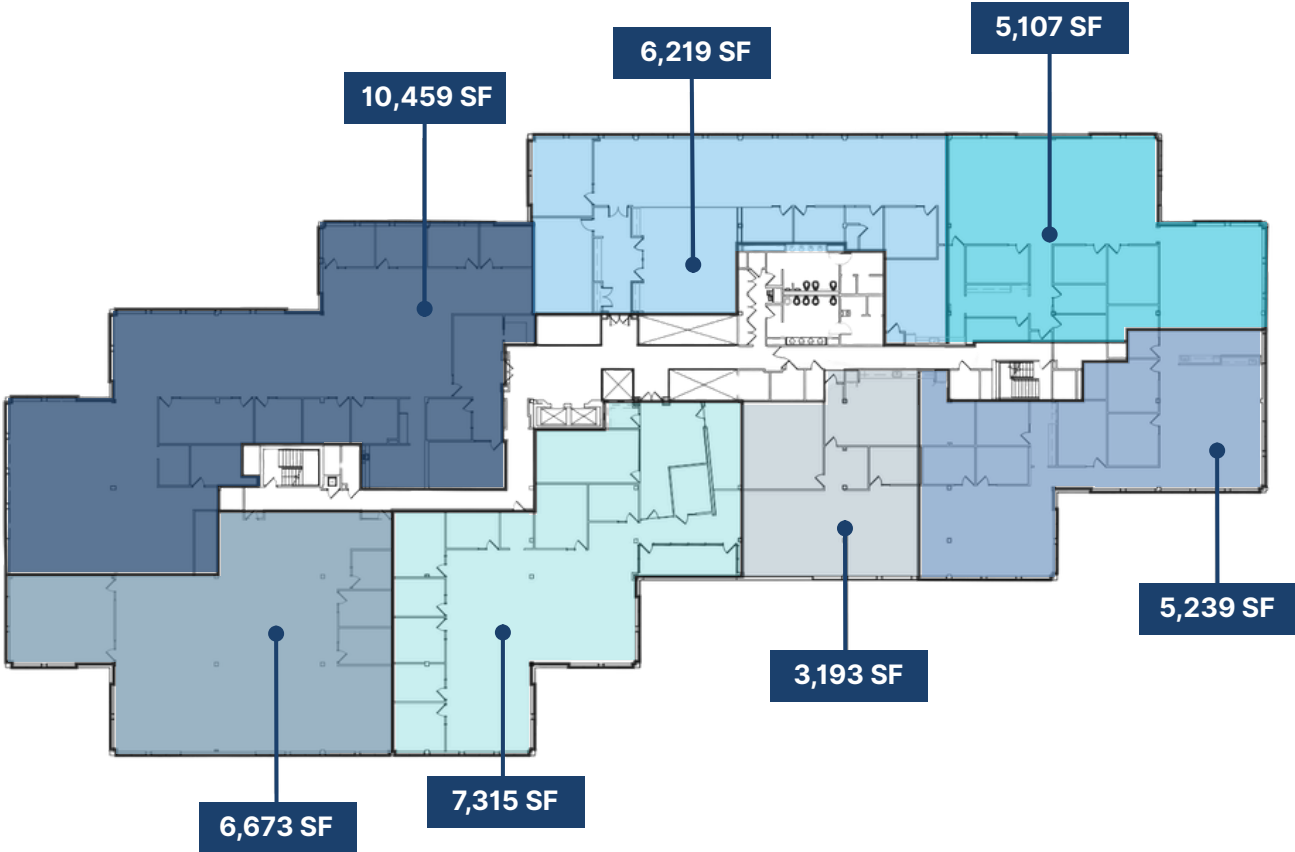
**6,102 SF AVAILABLE**

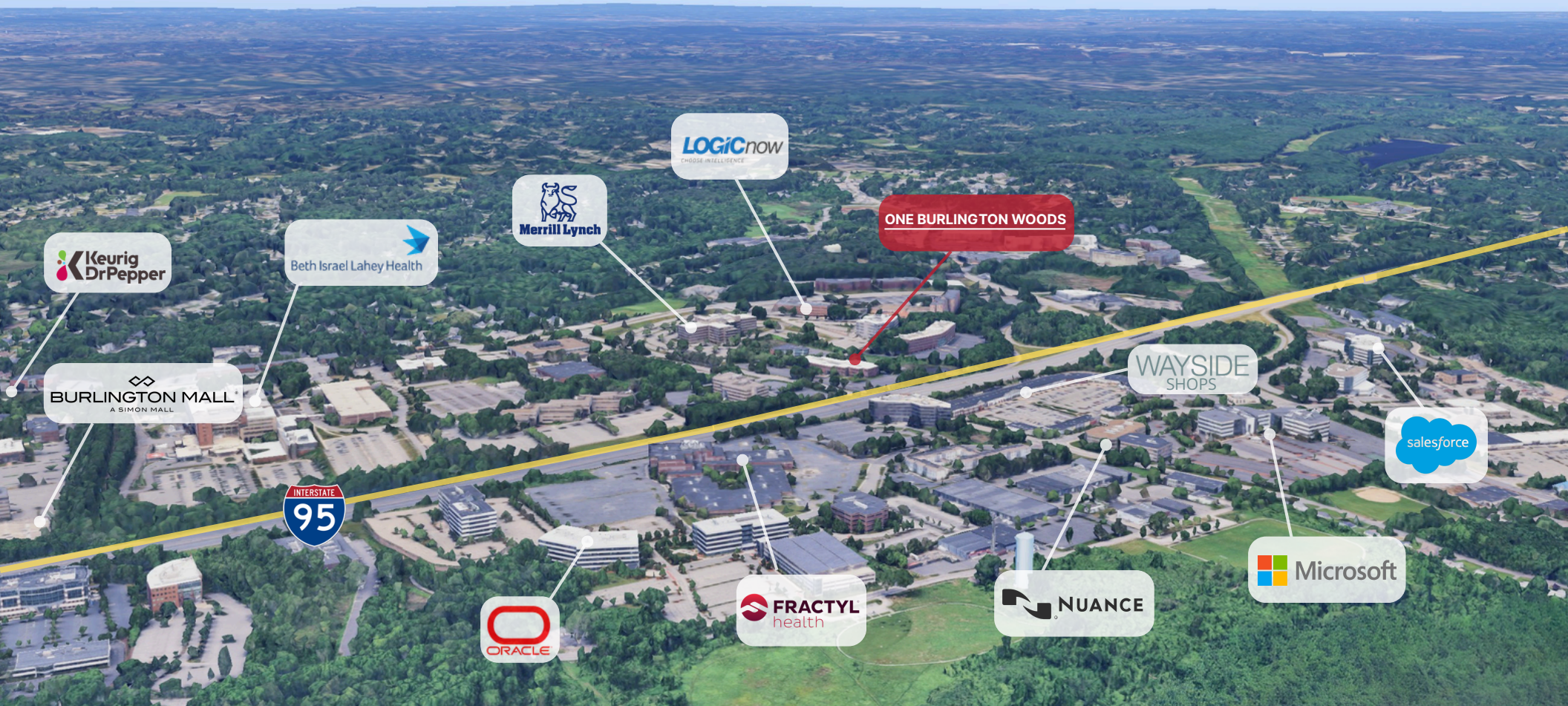


# THIRD FLOOR

**3,193 SF - 44,205 SF AVAILABLE**

*Full Floor Available 44,205 SF*





**At the center of Burlington's Corporate & Retail Corridor**

**Immediate Access**

**I-95** 0.6 MILES  
**ROUTE 3** 2.1 MILES  
**BOSTON** 15 MILES

**Dining** within 1 mile



**Retail** within 2 miles



**Hotels**





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**K&L**  
REALTY

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