



# dedham row

3 allied drive // 333 elm street // 980 wash



OFFICE SUITES AVAILABLE FOR LEASE



## *Building Specifications*

- > Building Profile: 333 Elm Street at Dedham Row is a 3-story, 48,286-square-foot Class A office building, with newly renovated lobbies and restrooms.
- > Site Area: 2.13 acres
- > Parking: 3.2/1,000 SF (44 covered spaces)
- > Public Transit: Adjacent to the Dedham Corporate Center Station on the MBTA Commuter Rail Franklin Line. Additionally, 128 Station is located 1.5 miles south, and provides access to and from Boston as well as Amtrak service to points south.
- > HVAC: Several electric water source heat pumps and a cooling tower located on roof.
- > Tel/Data Provider: Comcast, Verizon and RCN
- > Electric Power: 600 amps, 3 phase.
- > Elevators: One ADA compliant hydraulic elevator.
- > Utilities:
  - Electricity: NStar
  - Water: City of Dedham/Westwood Water District
  - Sewer: City of Dedham/Westwood Water District
  - Gas: KeySpan









# KS Partners owned & managed

KS Partners is a real estate holding company that owns and operates 4 million square feet of commercial property throughout New England. Headquartered in Woburn, Mass. with offices throughout New England and a team of 50 employees, KS Partners handles long-term asset strategies and day to day operational and maintenance needs. KS Partners specializes in acquiring multi-tenanted office buildings with ground floor retail amenities. KS Partners' platform is to target undervalued income producing properties and systematically add value through leasing, repositioning and identifying redevelopment opportunities.

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