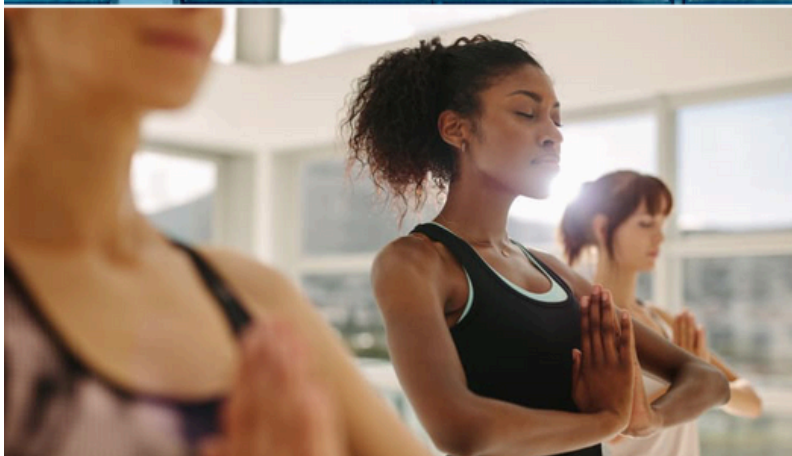


233 NEEDHAM STREET NEWTON

HIGHLY VISIBLE NEWTON OFFICE BUILDING

Attractive Pricing of \$33.50/SF

R.W. HOLMES
COMMERCIAL REAL ESTATE



A modern interior space featuring a white table and yellow chairs in the foreground. On the wall, there are two framed art prints of Campbell's Soup cans. A red wall with a white spherical pendant light is visible in the background.

EVERYTHING YOU NEED

ON-SITE AMENITIES

FITNESS CENTER WITH LOCKER ROOMS

TENANT LOUNGE AND KITCHEN

COVERED PARKING GARAGE

ON-SITE PROPERTY MANAGEMENT

BUILDING SIGNAGE

WALKING TRAILS

1/2 MILE TO I-95

PUBLIC TRANSPORTATION

COUNTLESS WALKABLE AMENITIES

AND EVERYTHING YOU WANT

A FEW LOCAL AMENITIES...

RESTAURANTS

New England Soup Factory	1 min
Farm Grill and Rottiserie	2 min
B.GOOD	2 min
Panera Bread	2 min
Chipotle	2 min

SHOPS

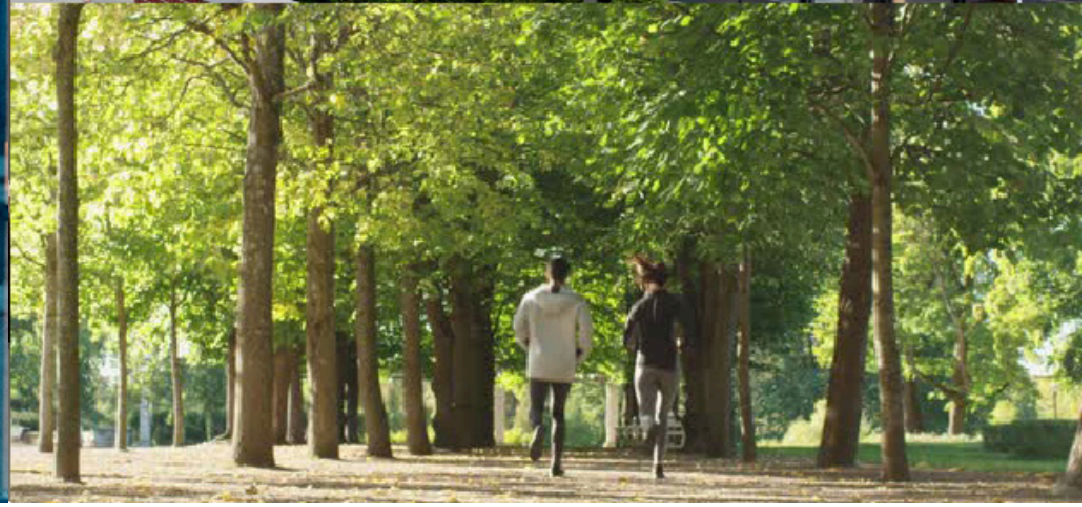
Needham St Village Shops	1 min
Newton Nexus Shopping Center	2 min
The Shops at 300 Needham St	2 min
Needham Gateway Shops	2 min

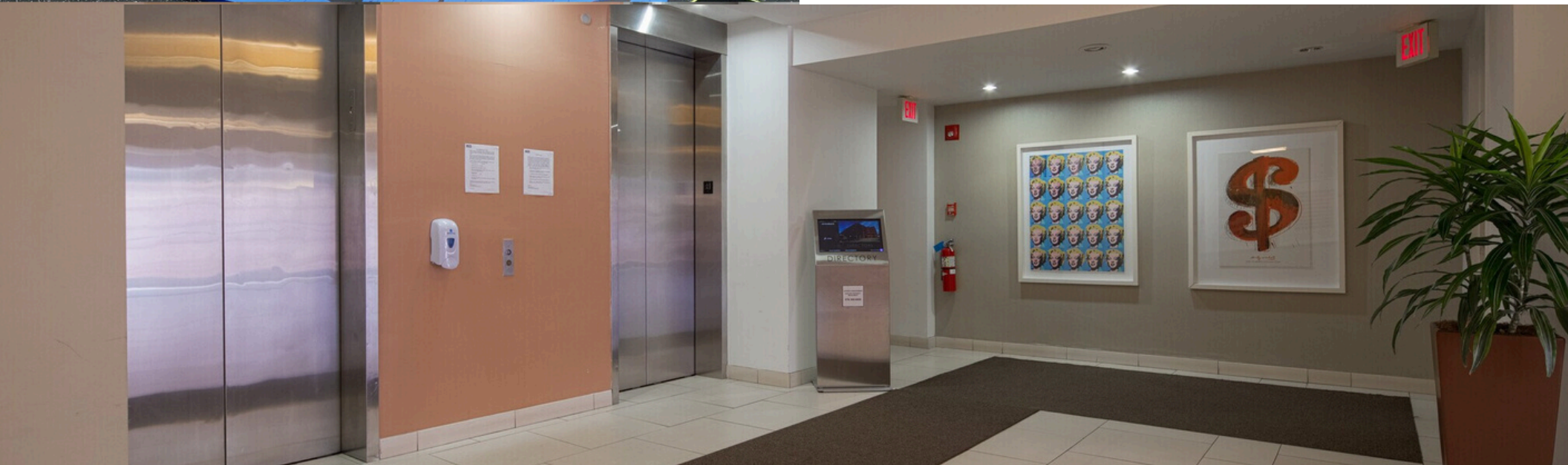
WALKING TRAILS

Upper Falls Greenway	2 min
Charles River Wetlands Trail	6 min
Brook Farm Walking Trail	10 min

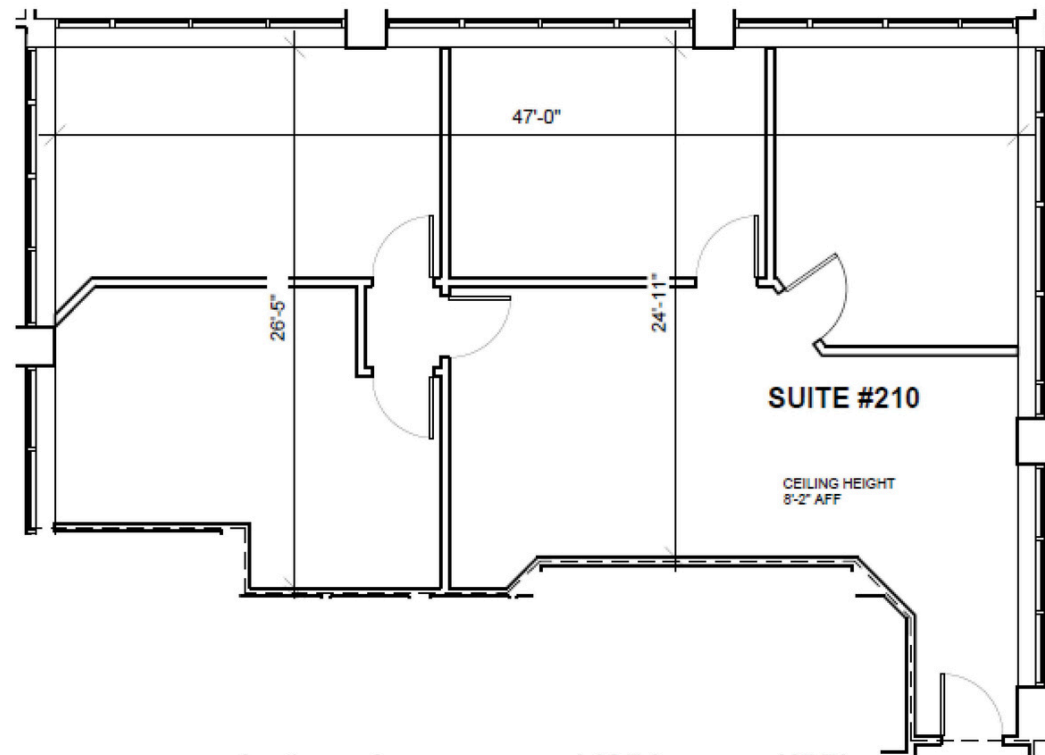
PUBLIC TRANSPORTATION

59 Bus	0 min
Eliot T Stops	5 min



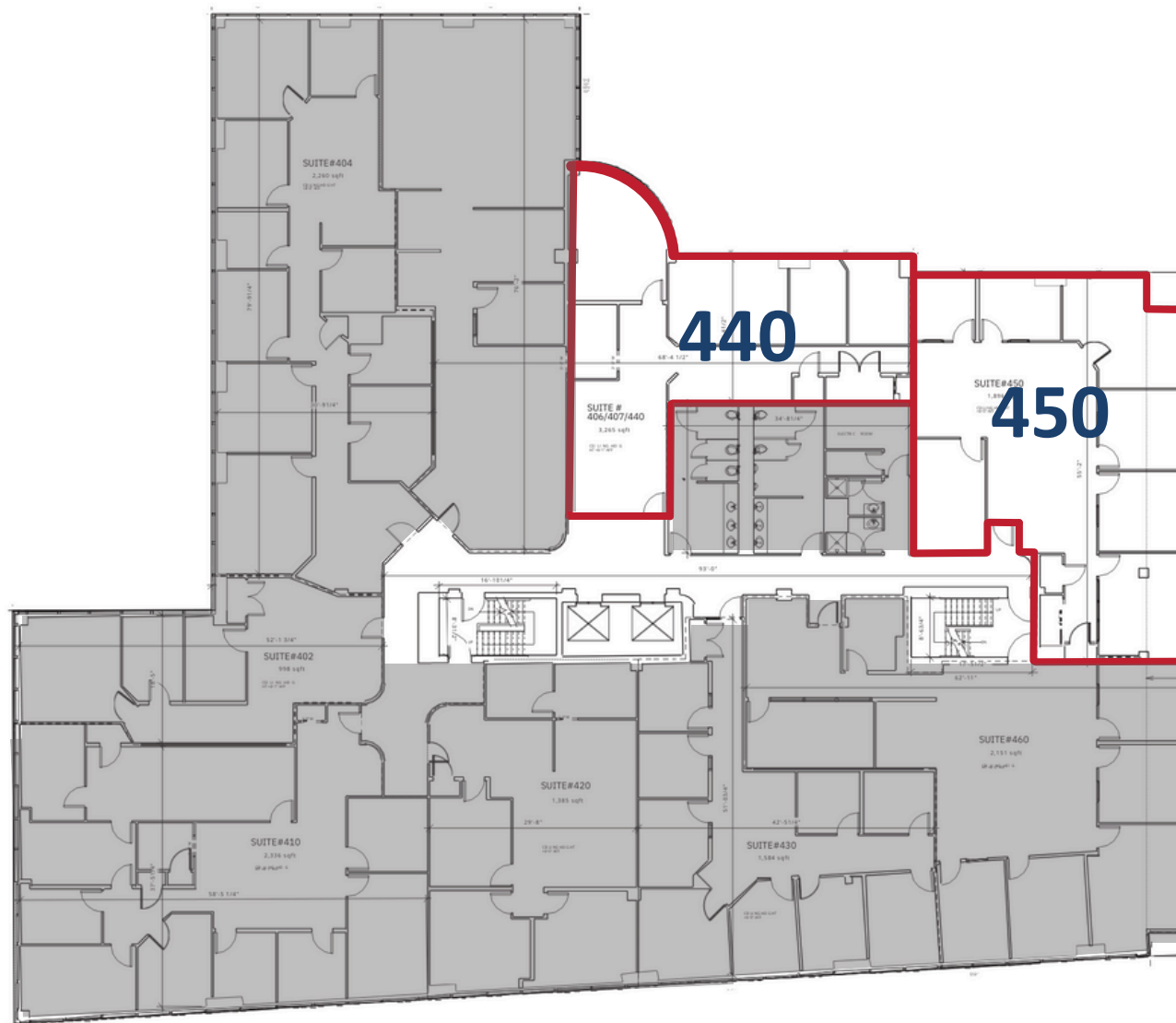


FLOOR 2



Suite 210 | 1,770 SF

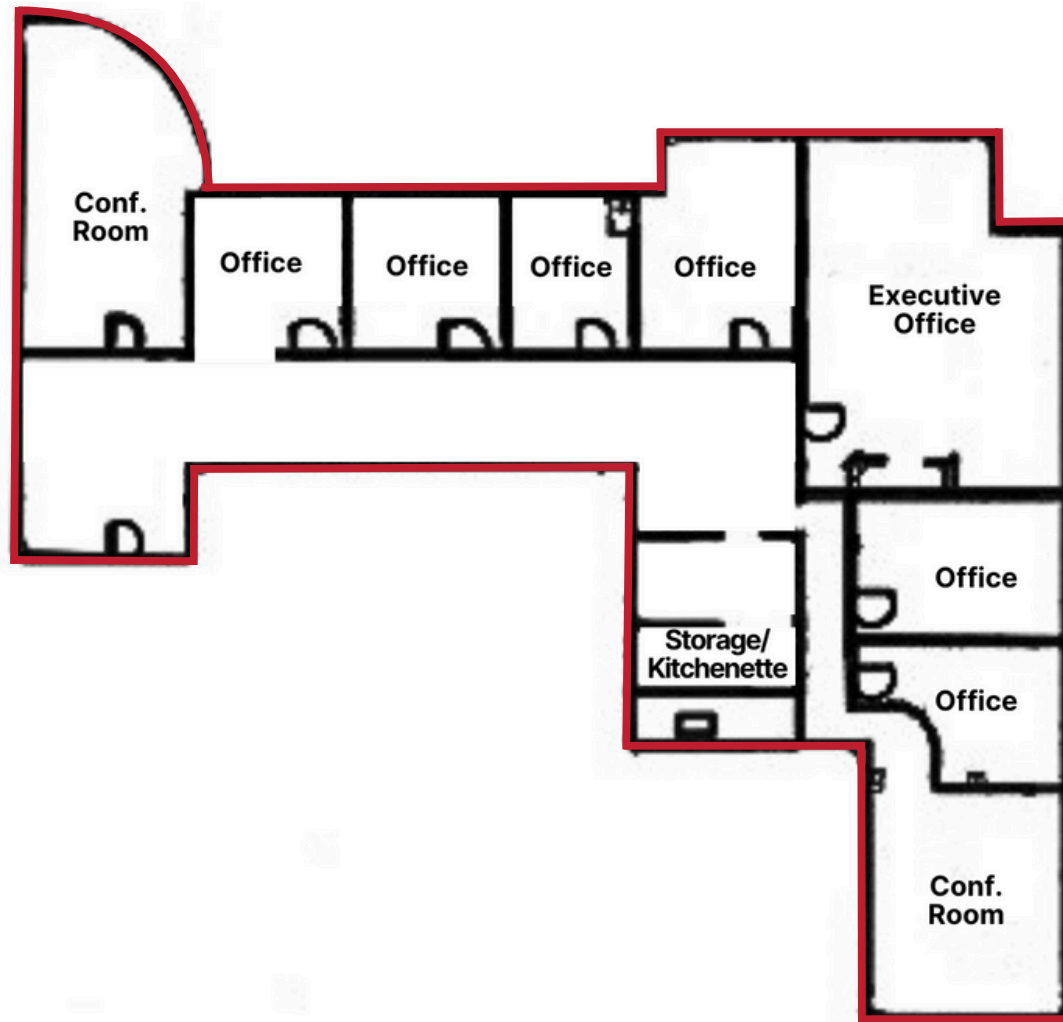
FLOOR 4



Suite 440 | 1,661 SF

Suite 450 | 2,377 SF

FLOOR 5



Suite 500 - 3,732 SF



233 NEEDHAM STREET NEWTON

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COMMERCIAL REAL ESTATE

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