



1 **ROUNDER WAY** BURLINGTON, MA

CONTACT

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Senior Advisor

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CALL FOR OFFERS DUE

DECEMBER 1ST, 2020 by 5pm

Offers will be accepted on a rolling basis

1 ROUNDER WAY

Total Building: 40,000 SF

Total Available: 40,000 SF

Lot Size: 3.5 Acres

Typical Floor Size: 20,000 SF

Parking: 235 Parking Spaces (5.88/1,000 RSF)

Year Built: 1972

Roof: New In 2013

Loading: One Grade Level Loading Door

Construction: Steel/ Brick Veneer

Roof: Rubber Membrane

Ceiling Height: 11'9" - 13'

Utilities: Town Water/Sewer, Gas Heat, Electric

Power: 480/277 Volts, 600 Amps

Taxes: FY 2020 - \$2.26/SF

Permitted Uses: Office, Medical Office, Light Manufacturing, Medical Diagnostic Labs, R&D, and others

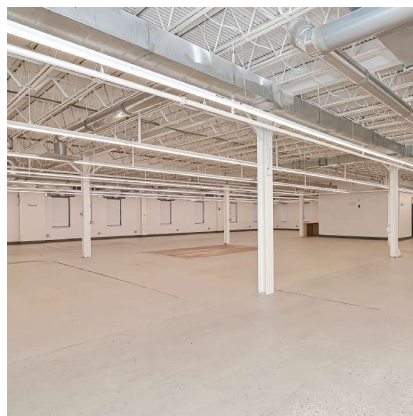
By Special Permit: Restaurant, Hotel & Life Science Labs

Current Use: Office and R&D

Comments: FAR may be increased to .50 pursuant to a special permit granted by the Planning Board

Sale Price: Call for offers due by 5pm on December 1, 2020

Large open floor plans with high ceilings offering plenty of natural light.



AMENITIES WITHIN

← [Click here for 3D tour*](#)

235 PARKING SPACES

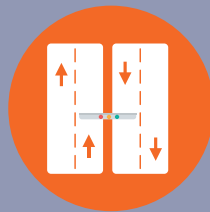
235 surface parking spaces available in the lot surrounding the building, offering convenient parking for commuters.



KEY HIGHLIGHTS



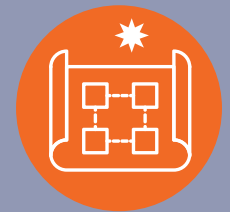
VISIBLE FROM I-95/ROUTE 128
1,100 feet of frontage on the highway



185,000 CARS PASS PER DAY
Building signage opportunity



HEADQUARTERS LOCATION
Impressive and highly visible



HIGH END INTERIOR BUILDOUT
Modern architectural design features



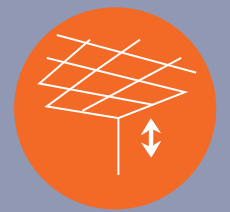
PRIVATE OFFICES
Excellent mix of open areas and private offices



DRIVE-IN LOADING DOCK
8' x 8' door located on the East side of the building



ABUNDANT PARKING
Large parking lot surrounds the building



HIGH CEILINGS
Ceiling heights range from 11'9" - 13'

AMENITIES NEARBY

CENTRAL LOCATION

SVN Parsons Commercial Group BOSTON is pleased to present 1 Rounder Way in Burlington to the market for sale. The property is uniquely located along Route 128 with approximately 1100 feet of frontage. It is one of the most visible properties along the highway and would be well suited for a company's headquarters or retailer looking for maximum exposure.

Some of the allowed uses include office, medical office, light manufacturing, research & development and many others by right. Life Sciences Uses including laboratories and retail is allowed by Special Permit.



NEARBY AMENITIES

60  SHOPPING & RETAIL STORES

3  TRAIN, BUS & HIGHWAY

35  RESTAURANTS

3  FITNESS CENTERS

8  BARS & BREWERIES

5+  COFFEE SHOPS

AMENITIES NEARBY

THIRD AVENUE

K·I·N·G·S
DINING & ENTERTAINMENT
Wegmans

HILTON GARDEN INN

Wegmans
Hilton
Garden Inn

BURLINGTON MALL

DUNKIN'
sweetgreen
LEGAL SEA FOODS
RESTAURANT • OYSTERS AND
The Cheesecake
Factory

macy's
AT&T
verizon

THE DISTRICT

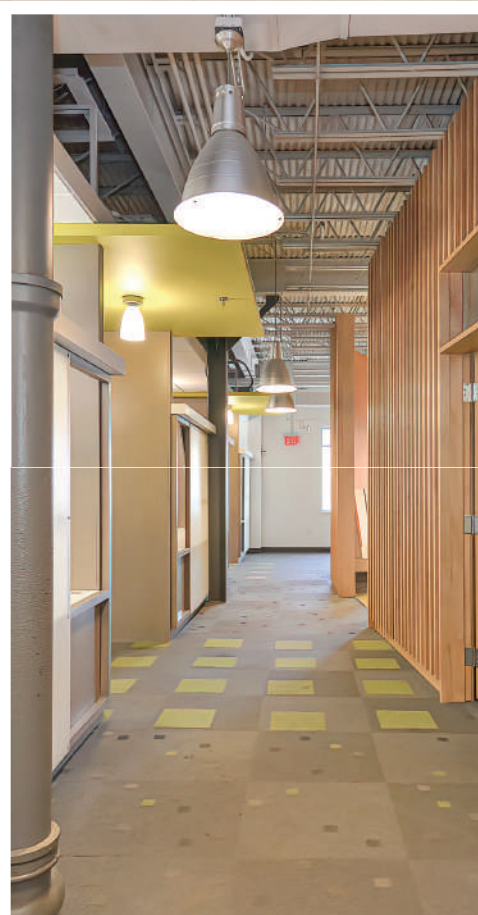
TD Bank
TAVERN SQUARE

ROUTE 128

INTERSTATE
95

1 ROUNDER WAY





PHOTOS



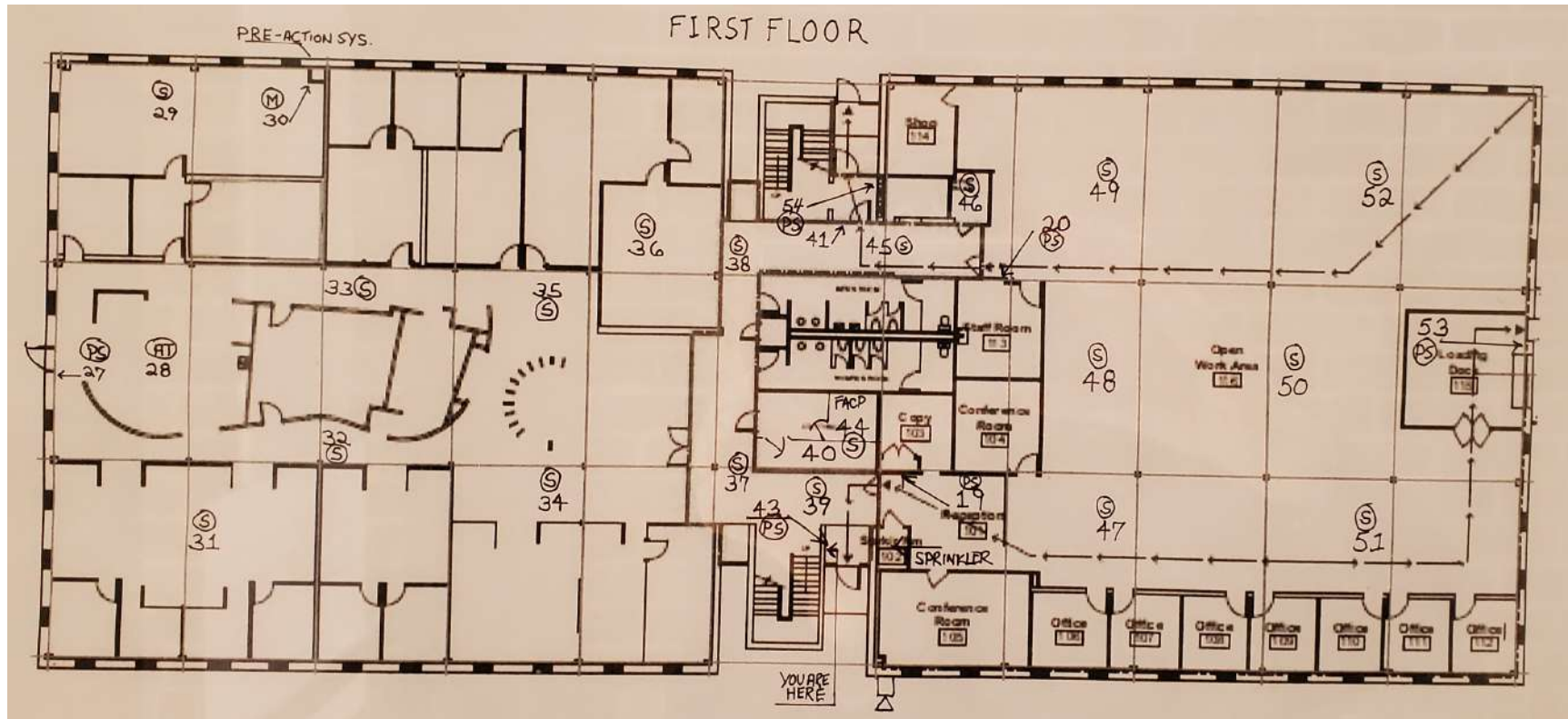
PHOTOS



PHOTOS

WEST

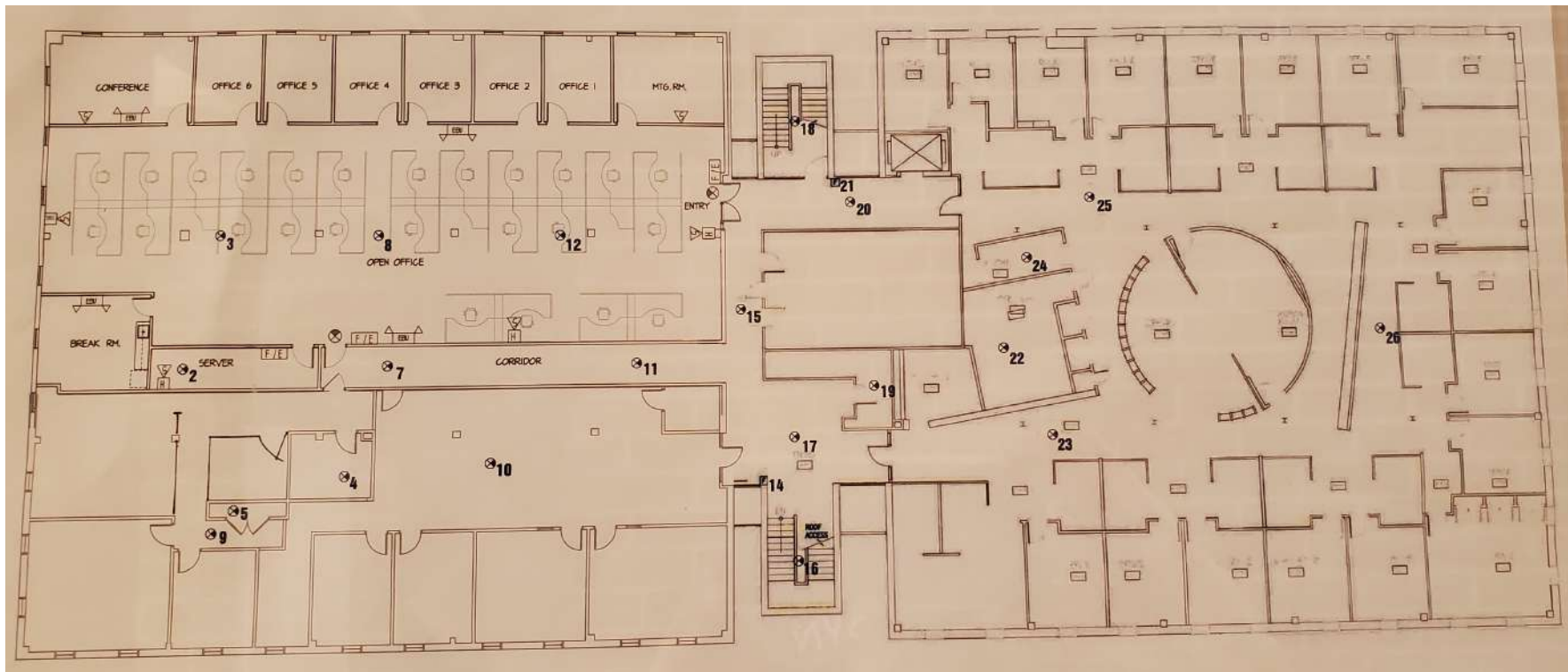
EAST



FIRST FLOOR

WEST

EAST



SECOND FLOOR



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