

1785

COLUMBUS AVE

ROXBURY, MASSACHUSETTS

TWO SUITES REMAINING | 1,723 & 1,450 RSF

NEW OFFICE DEVELOPMENT

1785 COLUMBUS AVE

Roxbury, Massachusetts

PROPERTY SPECIFICATIONS

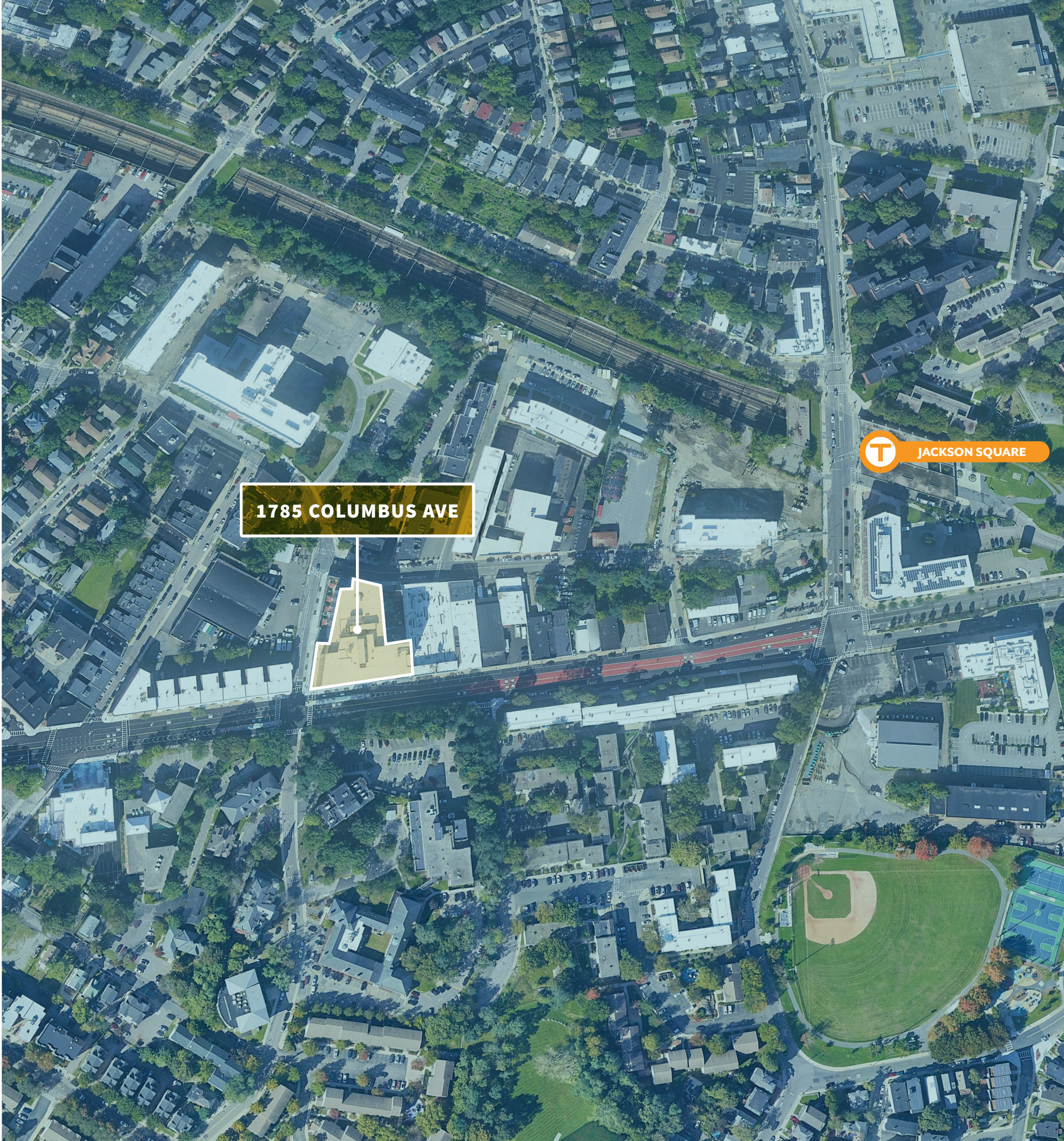
PROPERTY TYPE:	Office
TOTAL RSF:	135,512 RSF
AVAILABLE SPACE:	Floor 1: 1,450 RSF Office/Retail Floor 6: 1,723 RSF Office
RATIO:	1/1,000 RSF Leased
BIKE STORAGE:	Lower Level Garage: (20) secured/indoor bike spaces Upper Level Garage (52) secured/indoor bike spaces + (12) unsecured/covered outdoor spaces Note: (2) outdoor bike share stations proposed for additional bike amenities (3) private showers are provided on Upper Level garage for bike users.

CONSTRUCTION

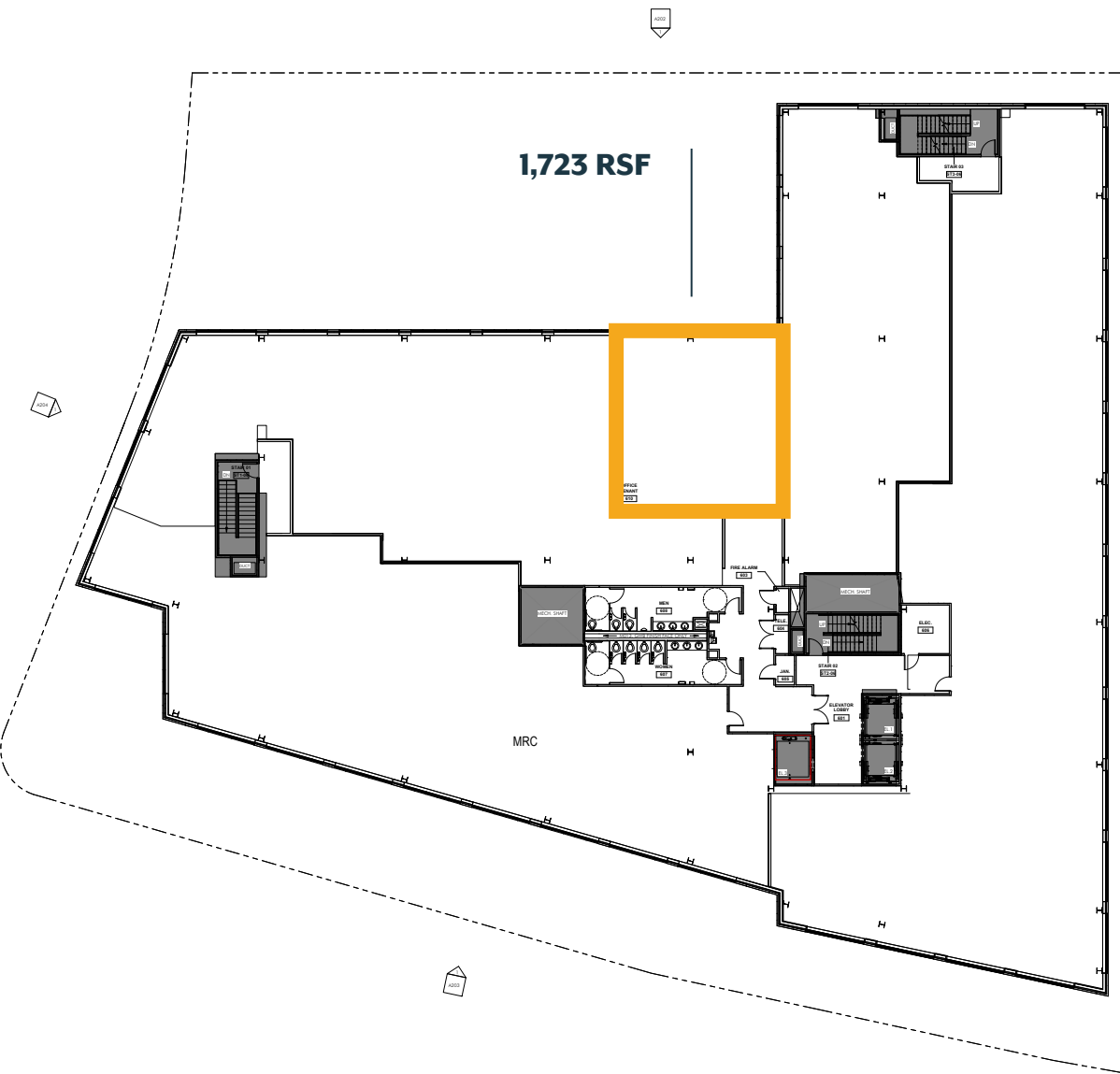
FOUNDATION:	Slab on grade over cast-in-place concrete frost walls and footings.
FRAMING:	Steel and concrete-framed structure with 6" LGMF backup walls.
ROOF:	Fully adhered TPO, white.
WINDOWS:	Insulated aluminum curtainwall
MINIMUM FLOOR-TO-FLOOR HEIGHT:	13'-0" minimum slab-to-slab dimension, floors 3 through 7.

BUILDING SYSTEMS

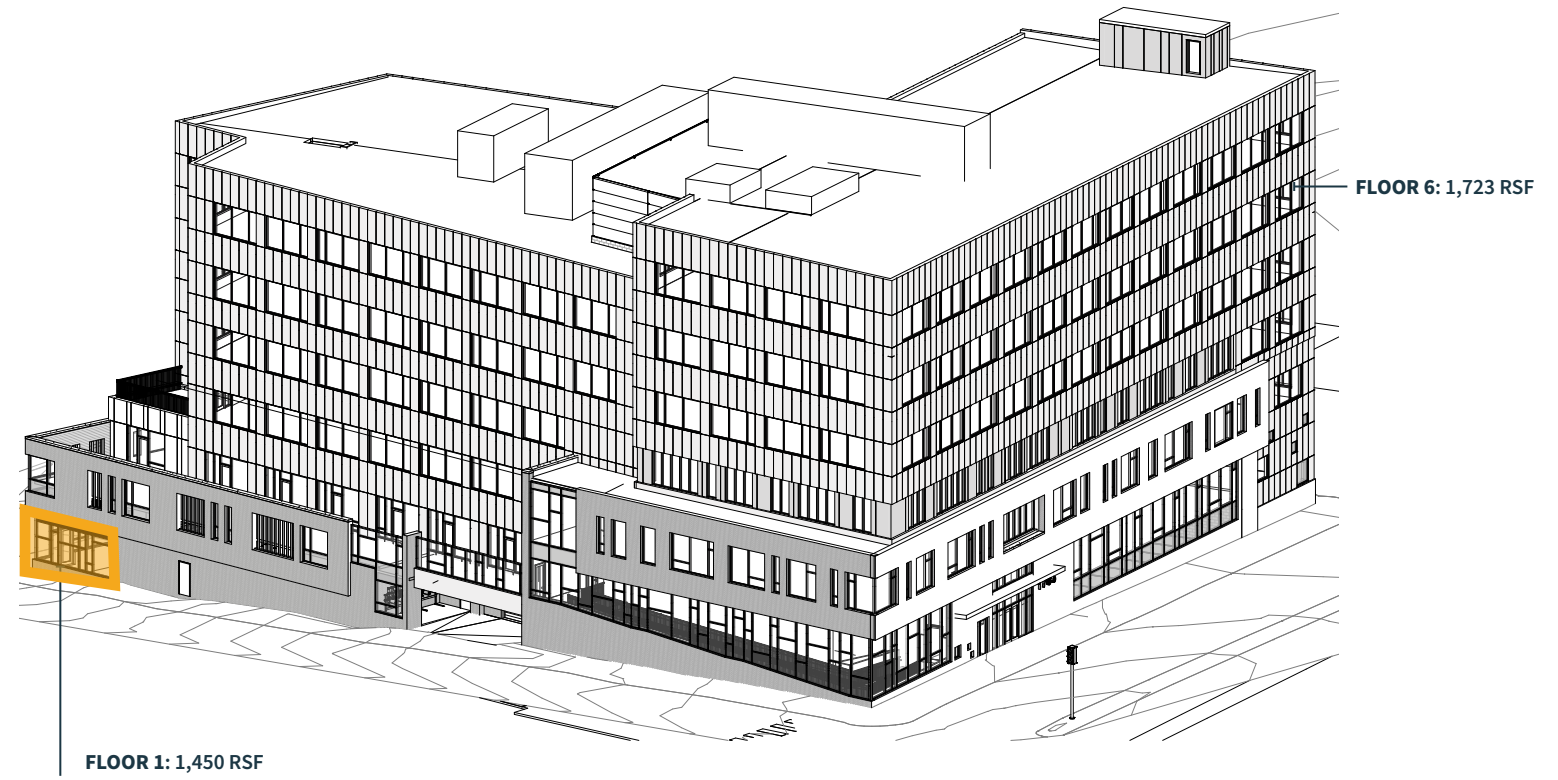
HEATING/COOLING:	Variable volume cooling/hot water reheat system, which ties into base building air handling unit and boiler plant.
DOMESTIC HOT WATER:	Electric
FUEL SOURCE:	Natural Gas
UTILITY METERING:	Base Building meters for Gas, Water and Electric. Tenants responsible for electrical utility meters.
SPRINKLER SYSTEM:	NFPA-13 wet Sprinkler System with dry system in garage.
ELEVATOR SERVICE:	4 ELEVATOR CARS Cars 1 & 2: 3000lbs, 350FPM. Lobby - 7th floor Car 3: 4000lb, 350FPM. All floors, Stretcher compliant. Car 4: 4000lb, 150FPM. Lower Level Garage - Lobby
SECURITY:	Secured parking garage access with key fob access into building. Security cameras in garage and elevator lobbies.



FLOOR 6



ANOXMETRIC PLAN





ALLSTON

NORTH BROOKLINE

LONGWOOD

EAST CAMBRIDGE MIT

BACK BAY

SOUTH END

FINANCIAL DISTRICT

SEAPORT DISTRICT

BACK BAY STATION

ROXBURY CROSSING

1785 COLUMBUS AVE

JACKSON SQUARE

JACKSON SQUARE

ACCESS



Orange line

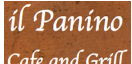


Via Columbus Ave &
Melnea Cass Blvd



Via Columbus
Ave & Mass Ave

AMENITIES



1785

COLUMBUS AVE

ROXBURY, MASSACHUSETTS

CONTACT TO ARRANGE A TOUR

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