



24 hartwell ave

Lexington, MA

FOR LEASE
2,500 - 58,807 SF AVAILABLE

GET A SPACE THAT MAKES A STATEMENT

Lexington Management is pleased to present a beautifully renovated best-in-class opportunity located right off Route 128 Lexington, MA. Situated less than half-mile off exit 31B. 24 Hartwell Avenue represents a premier location for any firm to stand out from the crowd and have a space that makes a statement.

PROPERTY HIGHLIGHTS



- 6.58 Acres
- Café & Bakery
- Large Lobby
- Open-Concept Work Space
- Outdoor Patio Seating
- 120 Space Parking Lot; Ratio of 3.25/1,000 SF
- Modern Security System
- Several Common Areas
- Full-Height Loading Dock
- Ample Nearby Amenities
- 2 Minutes from I-95 and 3 Minutes from Route 3
- Shuttle service to Alewife

HIGHLY VISIBLE LOCATION AMONG STRONG CORPORATE NEIGHBORS

With more than 3.38 million square feet in office inventory, Lexington has grown into one of Greater Boston's leading suburban office markets. Given the area's concentration of high-tech and life science employers, it's not surprising office vacancies in Lexington reached a 7-year low in the second quarter.

DRIVE TIMES BY CAR



I-95
2 minutes



ROUTE 3
3 minutes



MASS PIKE
12 minutes



SOUTH STATION
26 minutes

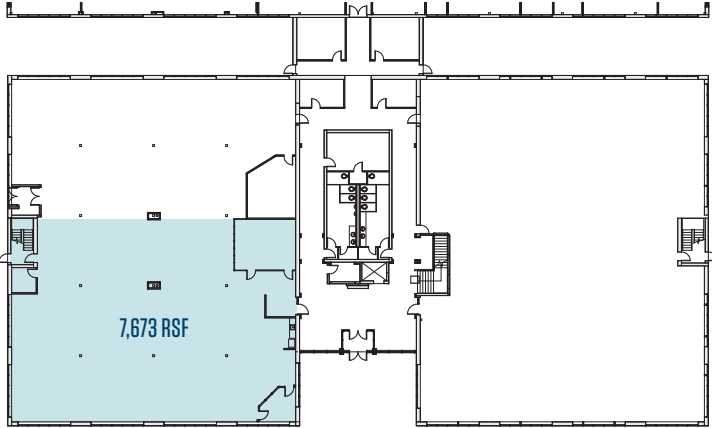


LOGAN
27 minutes

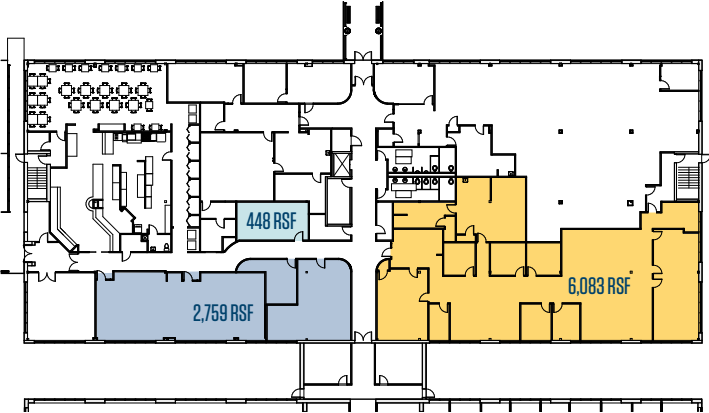


FLOOR PLANS | 2,500 - 58,807 SF AVAILABLE

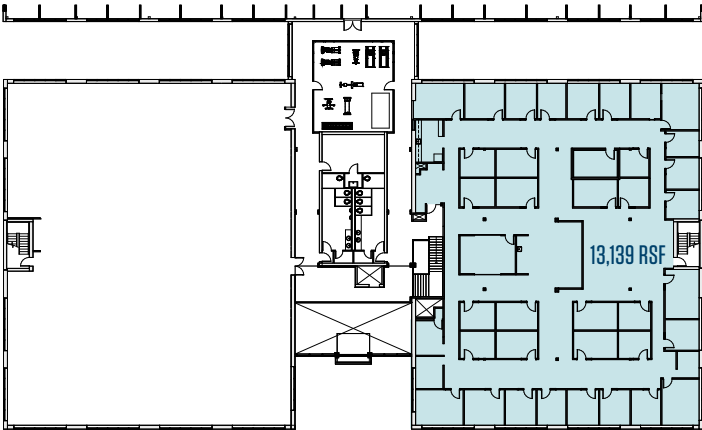
FLOOR 1 - BUILDING A



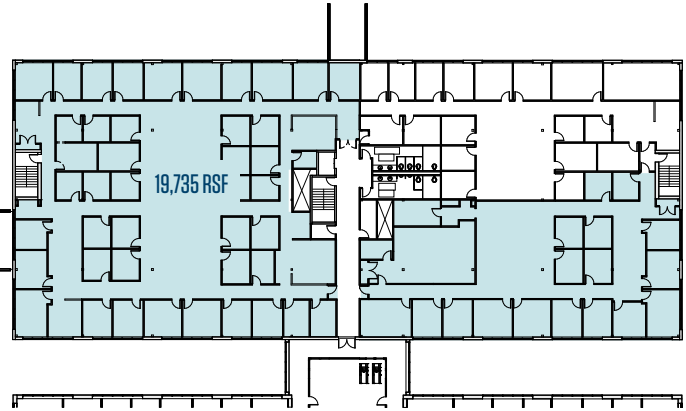
FLOOR 1 - BUILDING B



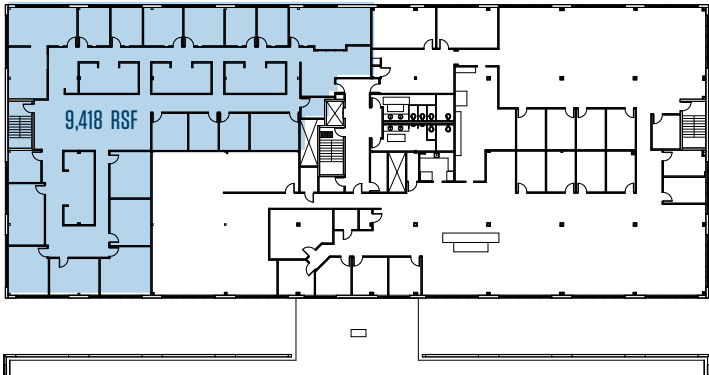
FLOOR 2 - BUILDING A

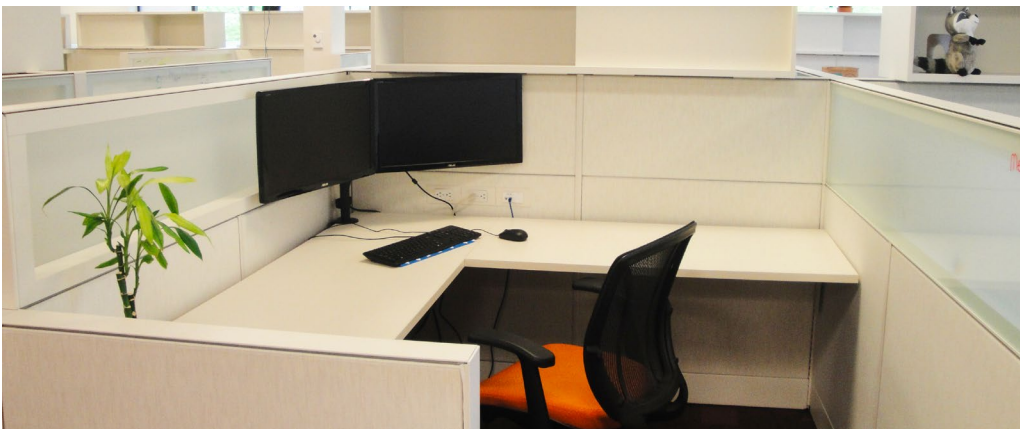


FLOOR 2 - BUILDING B



FLOOR 3 - BUILDING B





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