

# 1 HARTWELL PL

LEXINGTON, MA

CLASS A SPACE AVAILABLE FOR LEASE

CORE SUBURBAN LOCATION



## ON-SITE AMENITIES

- Café & Food Trucks
- Common Conference Center
- Fitness Center with Locker Rooms & Showers
- Common Loading Dock

## AVAILABILITY

1ST FLOOR	2ND FLOOR	3RD FLOOR
8,247 SF	*10,437 SF	2,872 SF
	<i>*Available 8/1/2024</i>	2,739 SF
		4,092 SF
		6,990 SF

# Lincoln

# BUILDING DETAILS

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- Three (3) Stories
- 121,312 RSF
- Parking 2.5/1,000
- Energy Star Labeled
- On-Site Property Management

# CONSTRUCTION

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TYPE	Reinforced concrete slab on grade with Steel Form Footings. Interior is Metal stud and gypsum wall board
FAÇADE	Endicott Medium iron spot TK-46 Standard smooth faced; dark iron spot trim brick
ROOF	Carlisle EPDM Roof system with a 20-year warranty. Installed in 2012. Warranty expiration is 2032
WINDOWS	Double pane Spargrau tinted insulated; entry doors are glass and aluminum with revolving door at main entrance. Metal doors at service and back of house entrances. Window Mullion Size: 4'10" W x 4'10" H
CEILING HEIGHT	Slab to slab height of 12'6"; typical column spacing: 31' 7"

# BUILDING SYSTEMS

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SPRINKLER	Wet
FIRE ALARM	Full coverage
ELEVATORS	2 Passenger elevators
ELECTRICAL	1200 amp/480volt/ 1000 KVA; Emergency Generator Onan 75.ODYC Diesel 75KW
HVAC	Two, 120-ton Artic Air Chiller condensing Units, 50 VAV's and 75 FPB's
ENERGY MANAGEMENT	Andover Controls Continuum, approx. 10% DDC and 90% pneumatic
TELECOM	Comcast, Verizon, RCN



## CONFERENCE CENTER



## FITNESS CENTER WITH SHOWER & LOCKER FACILITIES



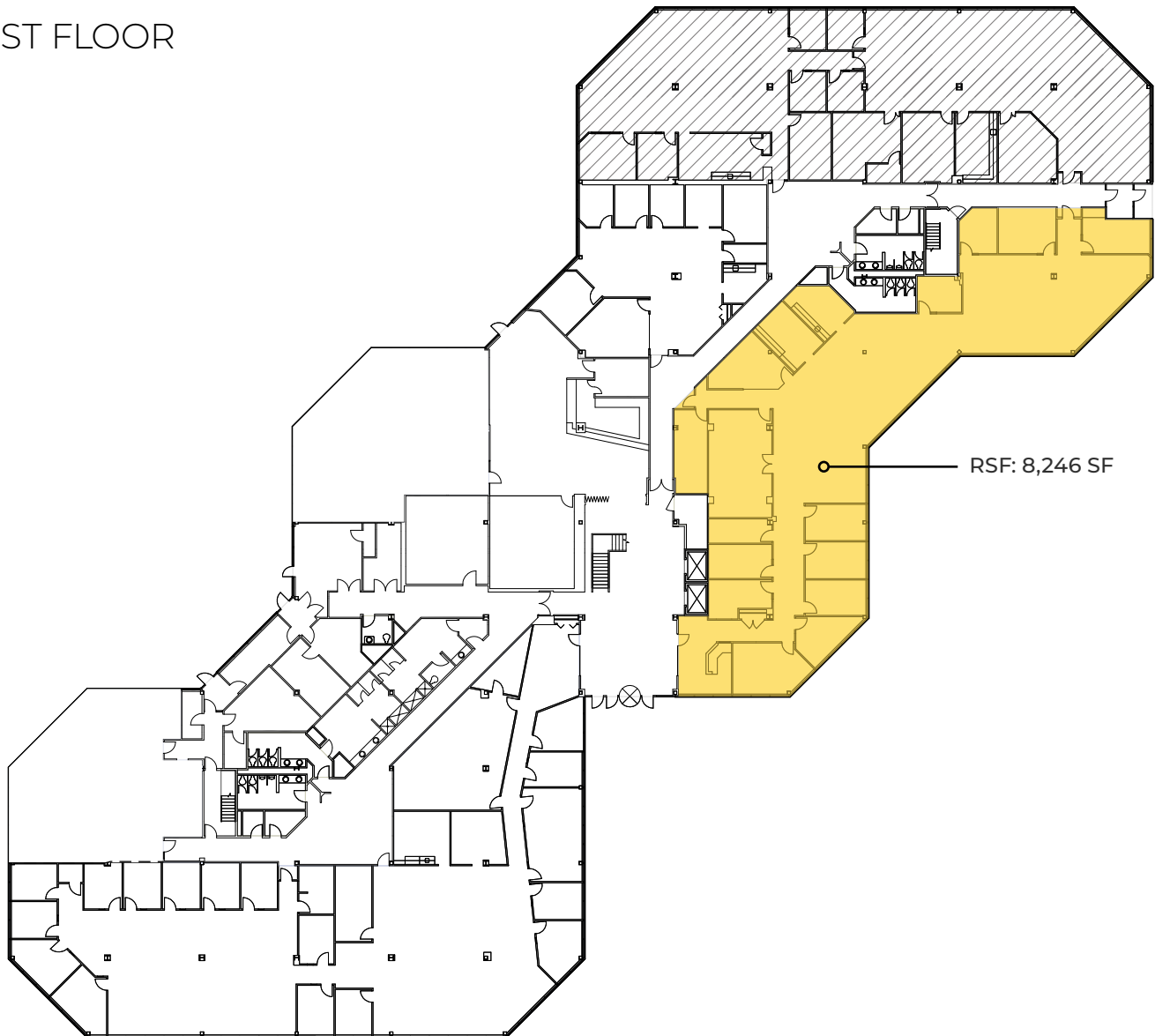
## ON SITE GRAB & GO CAFÉ



## FOOD TRUCK PAVILION

# 1 HARTWELL PLACE

FIRST FLOOR



## Lincoln

**TIM LATHAM**  
*Senior Vice President*  
617.951.4104  
tlatham@lpc.com

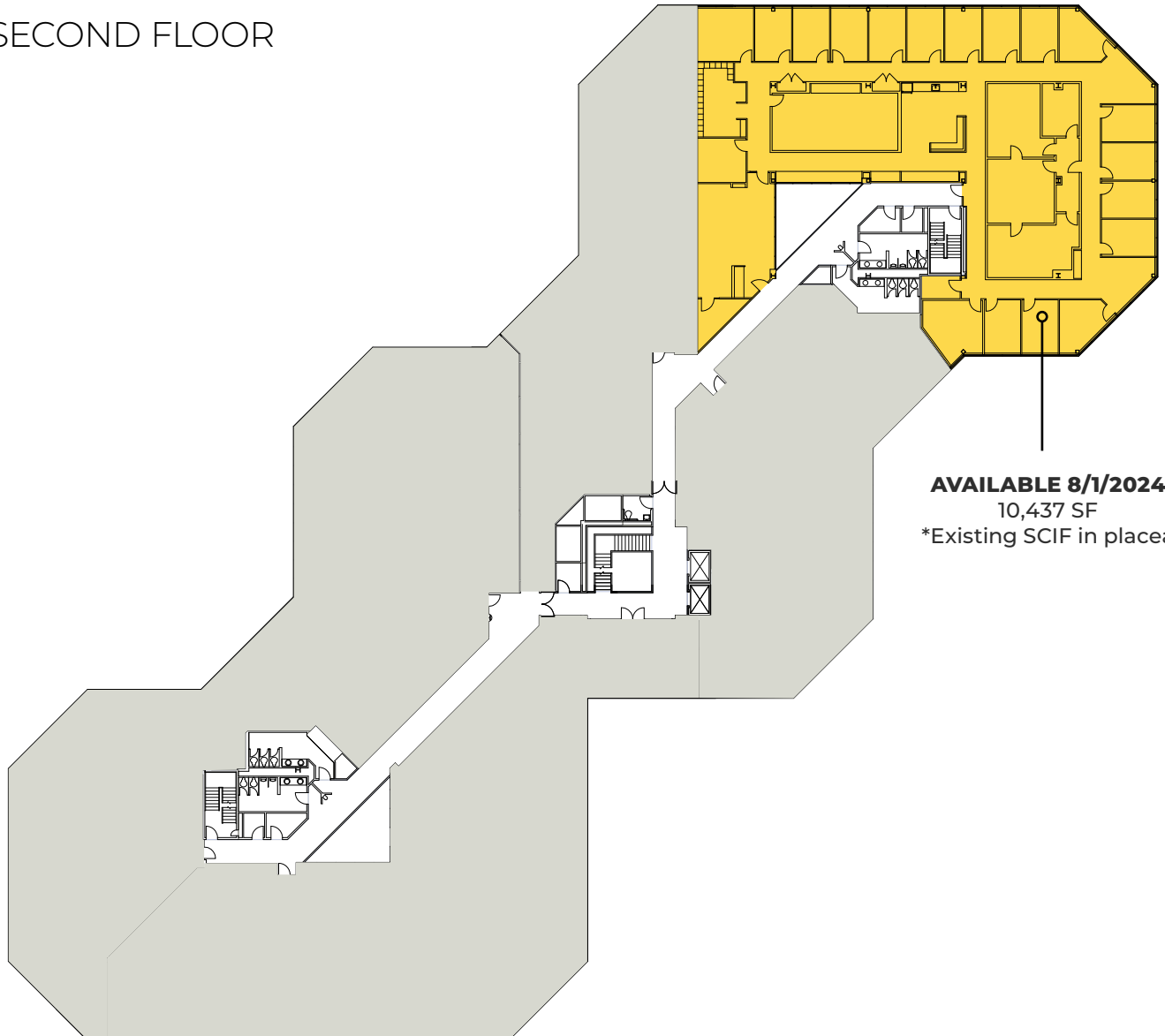
**CHRIS DEVAUX**  
*Senior Vice President*  
617.951.4124  
cdevaux@lpc.com

**CHRISTOPHER SCOTT**  
*Senior Vice President*  
617.951.4135  
cscott@lpc.com

**JAMES TAMBONE**  
*Vice President*  
617.951.4105  
jtambone@lpc.com

# 1 HARTWELL PLACE

SECOND FLOOR



**AVAILABLE 8/1/2024**  
10,437 SF  
\*Existing SCIF in placea

## Lincoln

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tlatham@lpc.com

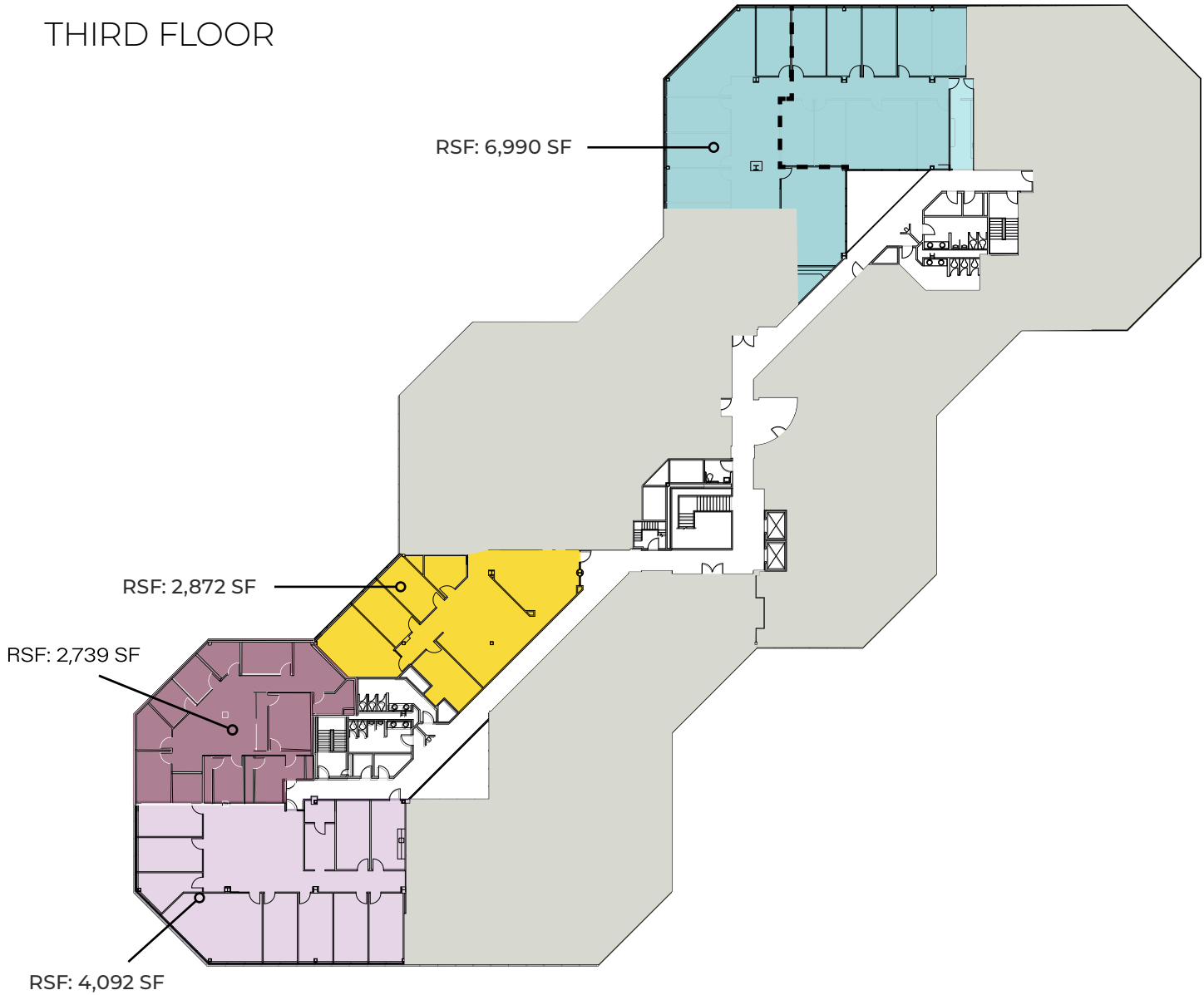
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# 1 HARTWELL PLACE

THIRD FLOOR



## Lincoln

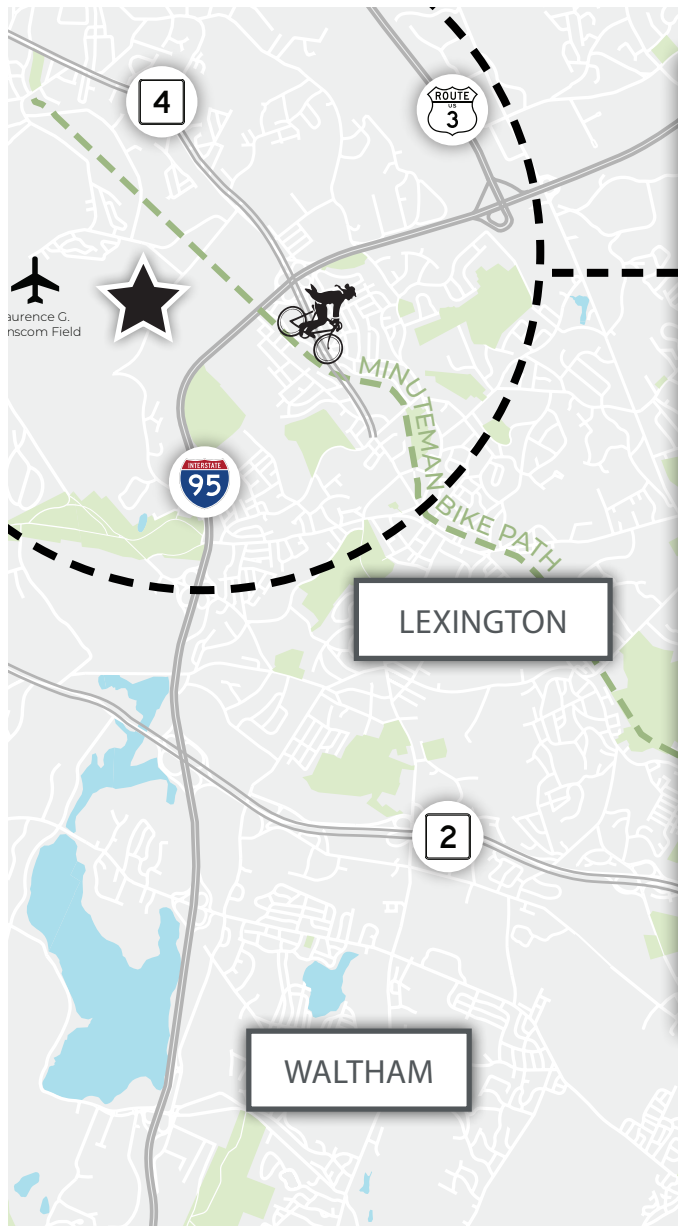
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# AREA AMENITIES

## FOOD & DRINK



## FITNESS



## SHOPPING & CONVENIENCE



# ACCESS

12 miles  
from Boston

10.5 miles  
from Cambridge &  
Alewife T Station

1 mile  
from the Rt 4/  
Rt 128 Interchange

CAMBRIDGE

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# Lincoln

53 State Street, 8th Floor  
Boston, MA 02109  
617.951.4100  
www.lpcboston.com