

1785 COLUMBUS AVE

ROXBURY, MASSACHUSETTS

ONLY 5,067 RSF REMAINING

NEW OFFICE DEVELOPMENT

1785 COLUMBUS AVE

Roxbury, Massachusetts

PROPERTY SPECIFICATIONS

| | |
|-------------------------|--|
| PROPERTY TYPE: | Office |
| TOTAL RSF: | 135,512 RSF |
| AVAILABLE SPACE: | Floor 6: 5,067 RSF |
| 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

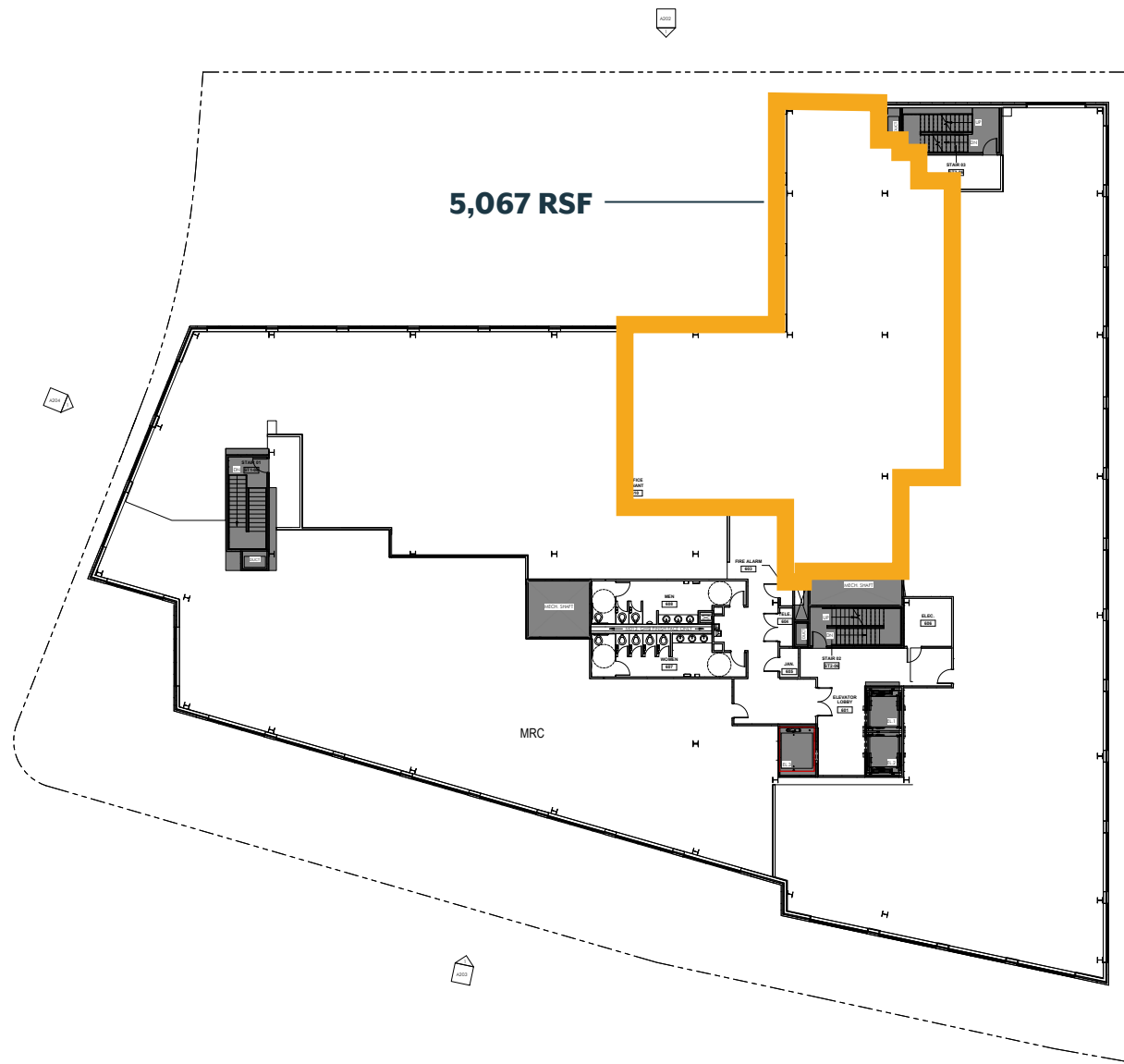
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|---------------------------------------|---|
| FOUNDATION: | Slab on grade over cast-in-place concrete frost walls and footings. |
| FRAMING: | Steel and concrete-framed structure with 6" LGMF backup walls. |
| ROOF: | Fully adhered TPO, white. |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

BUILDING SYSTEMS

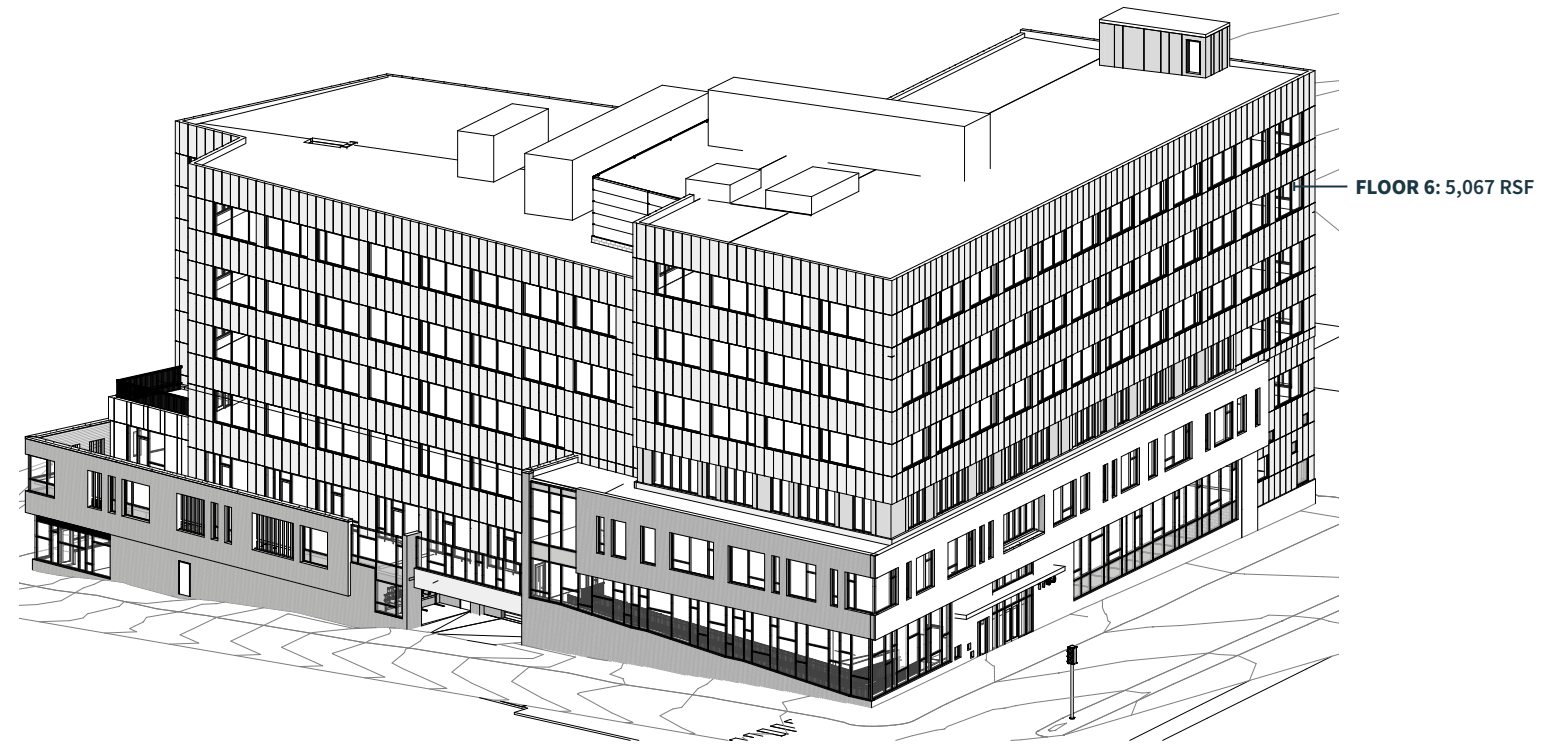
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|----------------------------|---|
| HEATING/COOLING: | Variable volume cooling/hot water reheat system, which ties into base building air handling unit and boiler plant. |
| DOMESTIC HOT WATER: | Electric |
| FUEL SOURCE: | Natural Gas |
| UTILITY 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





EAST CAMBRIDGE MIT

FINANCIAL DISTRICT

SEAPORT DISTRICT

BACK BAY STATION

BACK BAY

SOUTH END

ALLSTON

NORTH BROOKLINE

LONGWOOD

ROXBURY CROSSING

JACKSON SQUARE

ACCESS



Orange line



Via Columbus Ave & Melnea Cass Blvd



Via Columbus Ave & Mass Ave

AMENITIES



1785 COLUMBUS AVE

JACKSON SQUARE



1785

COLUMBUS AVE

ROXBURY, MASSACHUSETTS

CONTACT TO ARRANGE A TOUR

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