

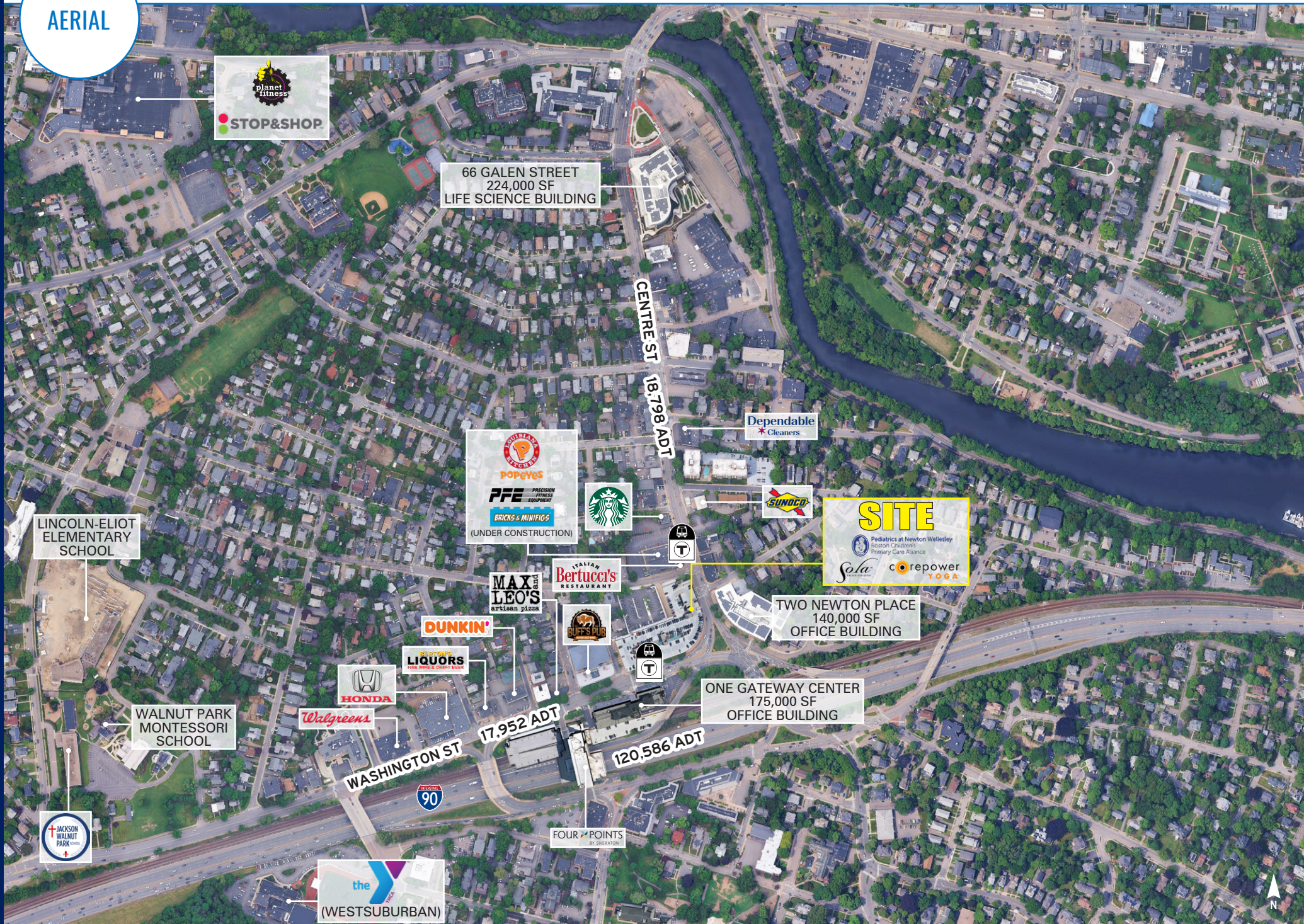


ONE NEWTON PLACE

275 WASHINGTON STREET

3,400 SF RESTAURANT SPACE AND 1,256 - 3,717 SF SPACES AVAILABLE FOR LEASE

AERIAL



PROJECT DETAILS

275 WASHINGTON STREET • 3,400 SF RESTAURANT SPACE AND 1,256 - 3,717 SF SPACES AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Multiple spaces available for lease including a 3,400 SF second generation restaurant space.
- Ground floor of a 173,000 SF office building leased to various institutional companies such as Clearview Healthcare Partners and Odysseys Unlimited.
- Existing (shared) parking deck containing 344 spaces in addition to ample street parking and an abutting 67 space public parking lot
- Ground-Level co-tenants include Pediatrics of Newton Wellesley, Corepower Yoga and Sola Salon.
- Located directly at the heavily trafficked confluence of the Massachusetts Turnpike, Washington Street and Centre Street
- Positioned in the Newton Corner village of Newton, and directly engrained in the interior residential road network in addition to its ideal ingress/egress from various access points

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,793	239,106	664,728
DAYTIME POPULATION	28,713	223,242	777,733
MEDIAN HH INCOME	\$143,879	\$130,206	\$131,764
HOUSEHOLDS	11,255	98,344	267,495



SITE PLAN

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PEARL STREET

MUNICIPAL PARKING LOT - METER SPACES
(SEPARATELY OWNED - 67 SPACES)

SHARED
PARKING GARAGE
344 SPACES

3,400 SF
(RESTAURANT)
AVAILABLE
SUITE 155

882 SF
AVAILABLE
SUITE 150

1,256 SF
AVAILABLE
SUITE 145

corepower
YOGA
4,712 SF
SUITES 130 & 140

1,561 SF
AVAILABLE
SUITE 125

AT LEASE
MEDICAL USE

BUILDING
LOBBY

Sola
SALONS
SUITE 110

3,197 SF
AVAILABLE
SUITE 105A

Pediatrics at Newton Wellesley
Boston Children's
Primary Care Alliance
SUITE 105

BACON STREET

CENTRE STREET

WASHINGTON STREET

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