

# 117 KENDRICK STREET

NEEDHAM, MASSACHUSETTS



## 11,867 SF – 28,779 SF AVAILABLE

117 Kendrick Street is a 213,000 SF lab and office building in the N<sup>2</sup> District, Newton/Needham's innovation hub and home to some of the nation's fastest growing and well-known tech companies such as Trip Advisor, SharkNinja, Big Belly Solar and Turbine. Ideally situated in Needham Crossing, the property's location is easily accessible via the new Kendrick Street Interchange via Route 128/I-95 and is adjacent to the 700-acre Cutler Lake Reservation, offering expansive walking, jogging and biking trails.



Direct access to  
I-95/Route 128



HqO tenant  
engagement app



Fully equipped  
on-site gym



Full-service  
cafeteria



MBTA shuttle  
service



Amenity-rich  
location



## BUILDING / AREA INFORMATION

- 213,000 SF, single-story building in N<sup>2</sup> District
- Free parking available for all employees
- Free shuttle service to MBTA/Green Line
- Full-service cafeteria with lounge area
- Fully equipped fitness center with locker/shower areas
- Recently updated cafeteria/lounge, lobbies & outdoor courtyard with gas firepit
- Direct access to I-95/Route 128 via Kendrick Street
- HqO tenant engagement app
- Retail, restaurants, banking and hotels all in the area
- Convenient access to Cutler Lake recreational area
- On-site property management and local ownership
- Wired Score: Gold
- Energy Star Rated

