

TRAVEL TIMES

SIGNALIZED LEFT TURN ACCESS
AND EGRESS, TO/FROM ROUTE 9

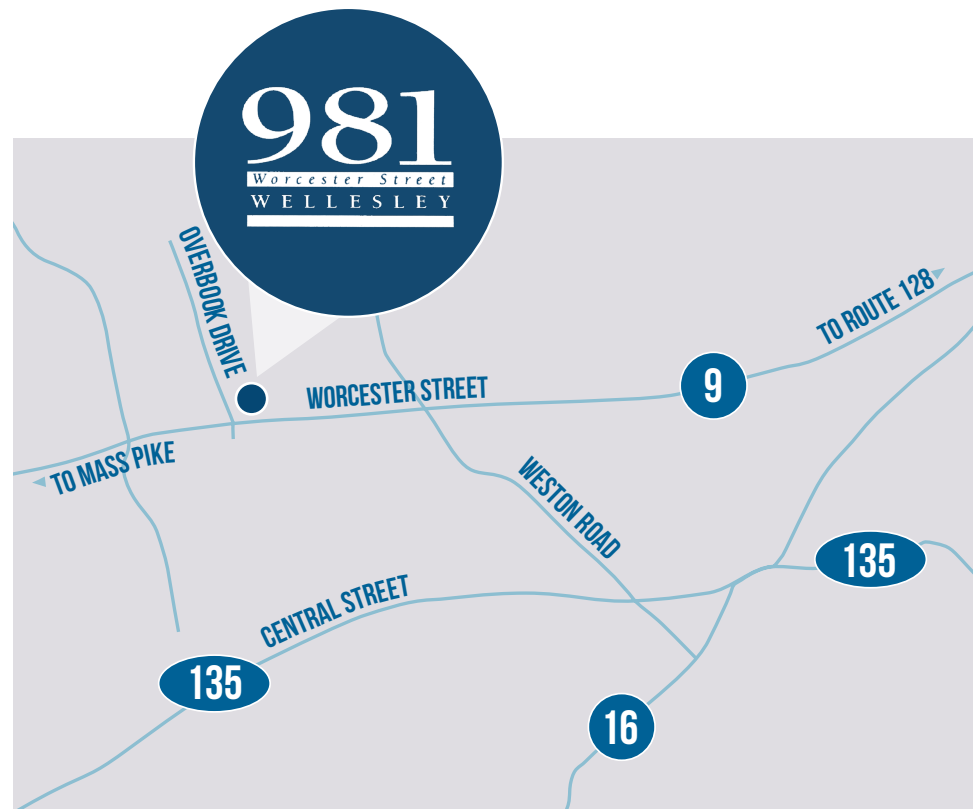
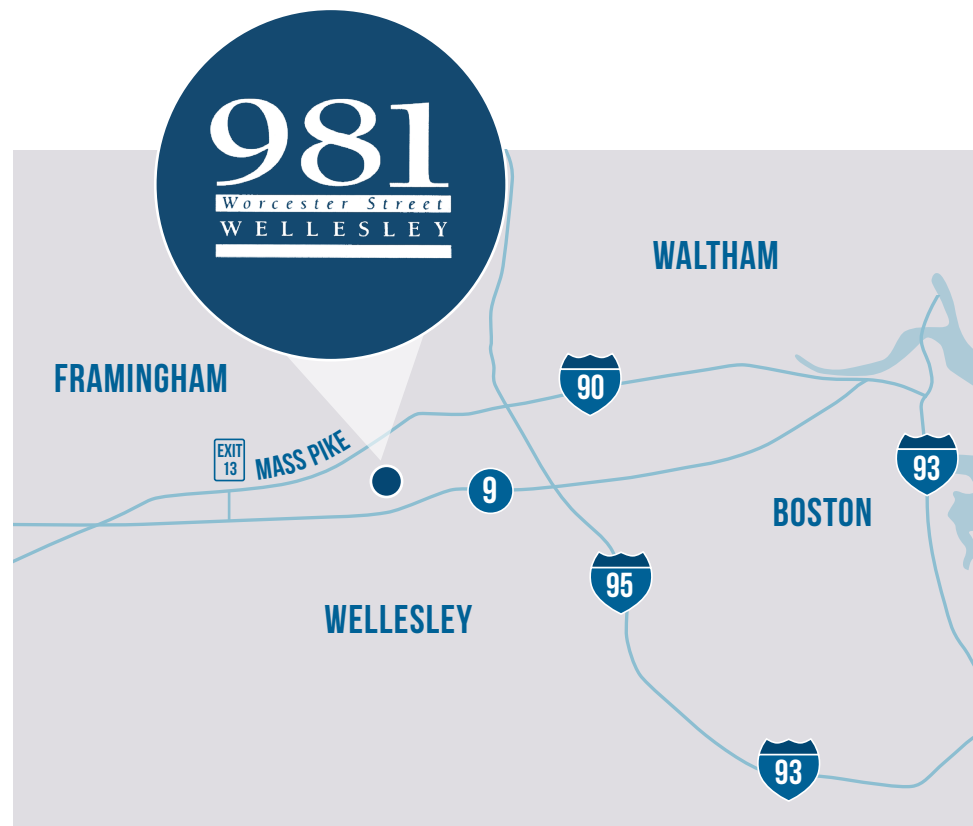


LESS THAN 10 MINUTES
FROM THE COMMUNITIES OF:

WELLESLEY
WESTON
WAYLAND
NEWTON
NEEDHAM
DOVER
NATICK



30 MINUTES TO BOSTON



CLASS A, MEDICAL OFFICE OPPORTUNITY



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THE STONEWOOD COMPANIES
Real Estate Services

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



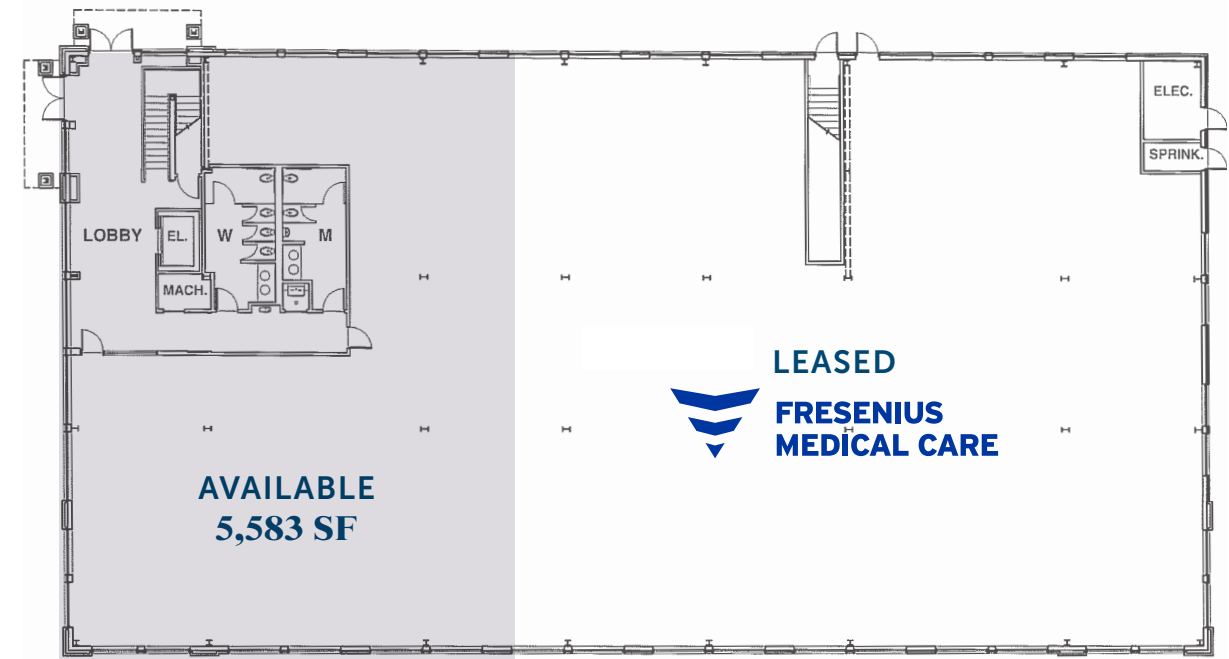
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HIGHLIGHTS

- ◆ 27,200 SF, Two Story Building, Subdividable
- ◆ Located in Wellesley with Superior Route 9 Visibility and Frontage
- ◆ Prime Signage Opportunity
- ◆ Rare Protected Left-Turn Access to/from Route 9
- ◆ Efficient Floor Plate Design with Large Oversized Windows
- ◆ Above Standard 12' Clear Ceiling Heights
- ◆ Extensive In-Slab Sewer Lines
- ◆ First Floor Suite with Direct Access to Front and Rear Parking Lots
- ◆ Above Market Parking Ratio of 4.0 spaces per 1,000 SF
- ◆ Professionally Designed Building and Landscaping

FLOOR PLANS

FLOOR 1 | 5,583 SF (SUBDIVIDABLE)



FLOOR 2 | 13,600 SF (SUBDIVIDABLE)

