

NORWOOD Park south

Norwood, Massachusetts

- ◆ Move-In Ready Office Suites
- ◆ Newly Renovated Lobbies & Common Areas
- ◆ Centrally Located Between Boston & Providence
- ◆ Amenity Rich Location With Great Access to I-95 & I-495



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NORWOOD Park south

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Work...



Stay...



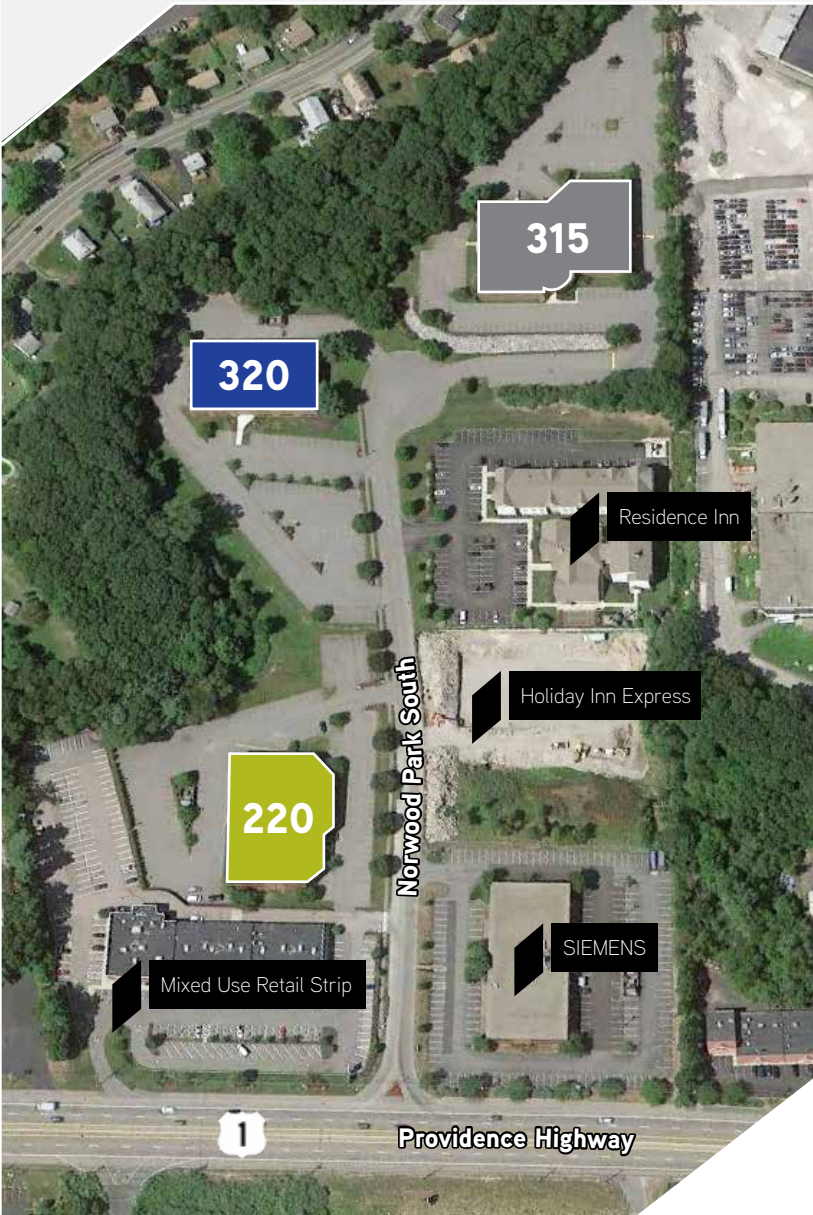
Play!

The three-building, 150,000-square-foot, master-planned office park, Norwood Park South, offers an ideal suburban setting for companies to **Work...Stay...and Play!**

WORK Its accessibility to **I-95** (3 miles), **Route 128** (5 miles), and **I-495** (20 miles) alike broadens the labor market, allowing employers to draw from both **Boston** and **Providence** talent pools.

STAY The Park's proximity to numerous modes of transportation as well as hotel establishments supports a business traveler-friendly environment. Located 7 miles from **Route 128 Amtrak Station**, 26 miles from **Boston Logan International Airport**, and 37 miles from **Providence's T.F. Green International Airport**, and surrounded by over **8 hotels** in the immediate area -- including two within the Park -- colleagues and clients can be well accommodated during visits.

PLAY Just off Route 1 in Norwood, the Park is immediately surrounded by hundreds of **restaurant, retail and hotel** amenities and centrally located between the Walpole Mall as well as three of the region's most buzz-worthy outdoor retail establishments -- **Legacy Place, Dedham**; **Patriot Place (Gillette Stadium), Foxborough**; and the recently launched **University Station, Westwood**.





TOTAL BUILDING RENTABLE SQUARE FEET

40,763 RSF

39,356 RSF

64,649 RSF

AVAILABLE SUITES

1st Floor: 2,122 RSF
2nd Floor: 3,070 RSF
2nd Floor: 16,503 RSF

Fully Leased

1st Floor: 2,500 - 8,915 RSF
2nd Floor: 15,000 RSF

PARKING

151 spaces (3.4 / 1,000 RSF)

155 spaces (3.9 / 1,000 RSF)

252 spaces (3.9 / 1,000 RSF)

ELEVATOR(S)

One (1) passenger (2,100-lb capacity)

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ELECTRICAL CAPACITY

1,600amp, 480/277volt, 3-phase, 4-wire

1,600amp, 480/277volt, 3-phase, 4-wire

1,800amp, 480/277volt, 3-phase, 4-wire

TELECOMMUNICATIONS

Verizon

Verizon, Comcast, Northern Power/Light

Verizon, Comcast, Northern Power/Light

LOADING

One (1) full height/tailgate loading dock

One (1) full height loading dock

Two (2) full height loading docks

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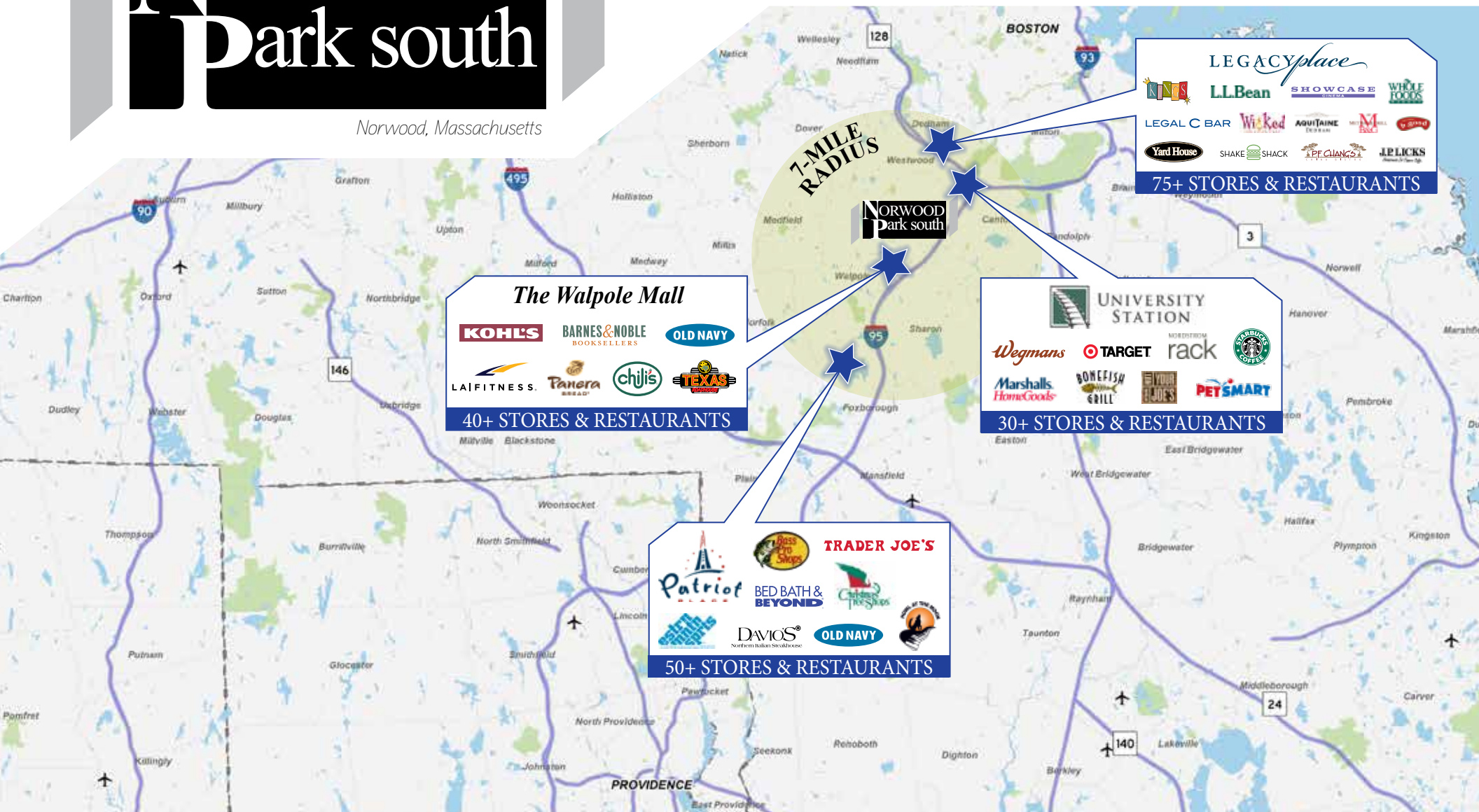


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