

Norwood, Massachusetts

315

Move-In Ready Office Suites

220

Newly Renovated Lobbies & Common Areas

- Centrally Located Between Boston & Providence
- Amenity Rich Location With Great Access to I-95 & I-495

220

320

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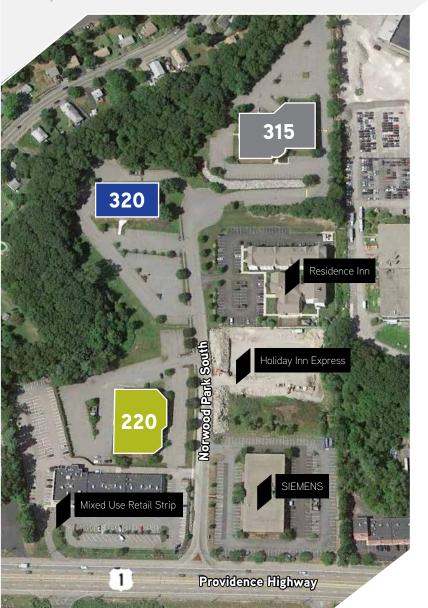


MUGEN

NORWOOD Dark south



Norwood, Massachusetts



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.

STAV 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.

PLAN 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*.

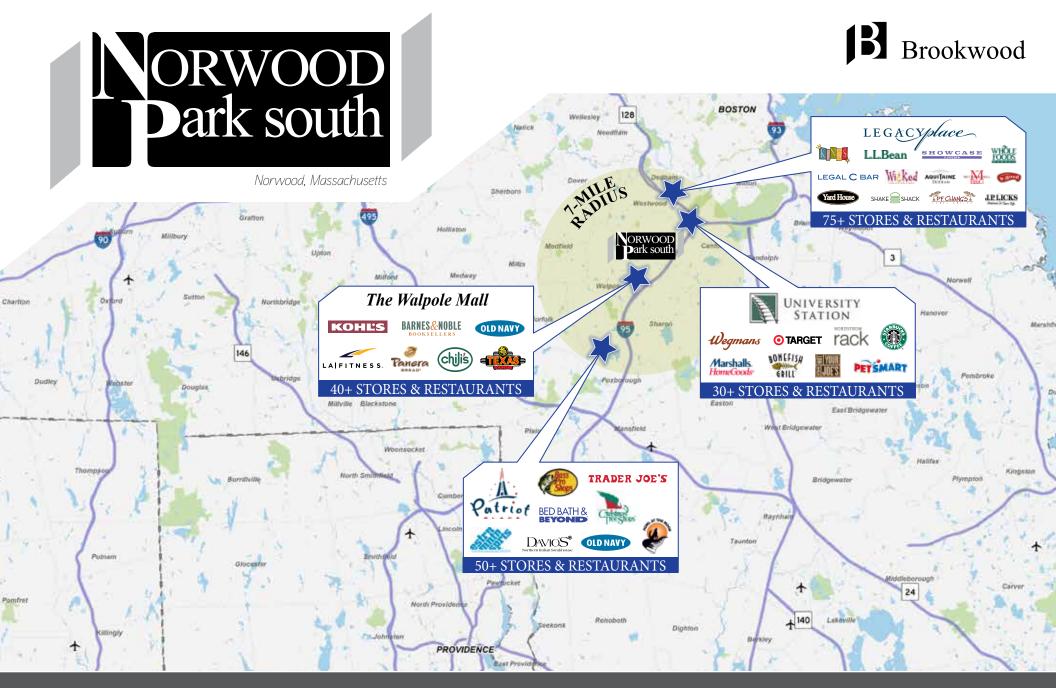






TOTAL BUILDING RENTABLE SQUARE FEET					
40,763 RSF		39,356 RSF		64,649 RSF	
AVAILABLE SUITES					
1st Floor: 2,122 RSF 2nd Floor: 3,070 RSF 2nd Floor: 16,503 RSF		Fully Leased		1st Floor: 2,5 2nd Floor: 15,	00 - 8,915 RSF 000 RSF
PARKING					
151 spaces (3.4 / 1,000 RSF)		155 spaces (3.9 / 1,000 RSF)		252 spaces (3.9 / 1,000 RSF)	
ELEVATOR(S)					
One (1) passenger (2,100-lb capacity)		One (1) passenger (2,100-lb capacity)		One (1) passenger (2,100-lb capacity)	
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	
STEPHEN WOELFEL JR 617 330 8168 (DIR) stephen.woelfel@colliers.com	PJ FOSTER 617 330 8116 (DIR) pj.foster@colliers.com	KEVIN BRAWLEY 617 330 8174 (DIR) kevin.brawley@colliers.com	JOHN REAL 617 330 8096 (DIR) john.real@colliers.com		COLLIERS INTERNATIONAL 617 330 8000 www.colliers.com/boston

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Exclusive Leasing Agents:

STEPHEN WOELFEL JR 617 330 8168 (DIR) 781 775 2088 (MOB) stephen.woelfel@colliers.com PJ FOSTER 617 330 8116 (DIR) 617 794 7338 (MOB) pj.foster@colliers.com **KEVIN BRAWLEY** 617 330 8174 (DIR) 617 610 9799 (MOB) kevin.brawley@colliers.com JOHN REAL 617 330 8096 (DIR) john.real@colliers.com COLLIERS INTERNATIONAL 617 330 8000 (DIR) 617 330 8130 (FAX) www.colliers.com/boston

