NORWOOD PARK SOUTH

HIGHLIGHTS

220

- 🥪 Move-In Ready Office Suites
- 🤣 Renovations Currently Underway for the Lobbies & Common Areas

IMUGEN

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

Owned & Managed by:

FP Giglio Properties

NORWOOD PARK SOUTH

These two buildings are located within the master-planned Norwood Park South office park, offering 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.



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.





220	315
TOTAL BUILDING RENTABLE SQUARE FEET	
40,763 RSF	64,649 RSF
AVAILABLE SUITES	
1st Floor:2,122 RSF1st Floor:5,324 RSF2nd Floor:3,070 RSF2nd Floor:16,503 RSF	1st Floor: 2,500 - 8,915 RSF 2nd Floor: 18,083 RSF
PARKING	
151 spaces (3.4 / 1,000 RSF)	252 spaces (3.9 / 1,000 RSF)
ELEVATOR	
One (1) passenger (2,100-lb capacity)	One (1) passenger (2,100-lb capacity)
ELECTRICAL CAPACITY	
1,600amp, 480/277volt, 3-phase, 4-wire	1,800amp, 480/277volt, 3-phase, 4-wire
TELECOMMUNICATIONS	
Verizon	Verizon, Comcast, Northern Power/Light
LOADING	

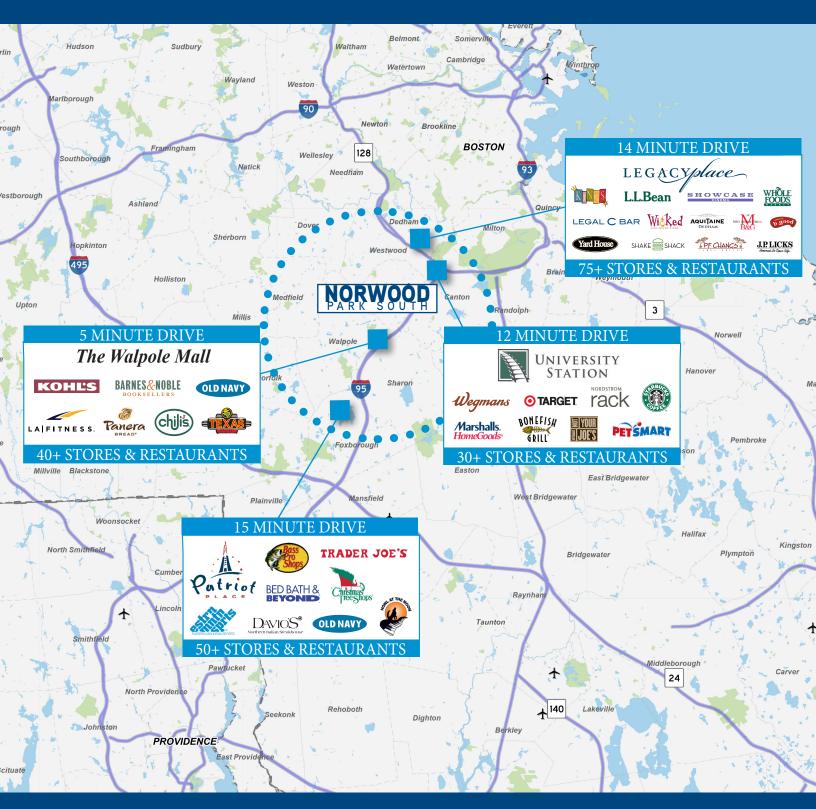
One (1) full height/tailgate loading dock

Two (2) full height loading docks









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