



at  
station  
drive





## 247 STATION DRIVE, WESTWOOD, MA

Summit at Station Drive is situated in a desirable and amenity-rich environment, surrounded by a wide variety of retail brands and dining options in University Station, as well as hotels and residential apartments. With direct access from 128/I - 95 and directly adjacent to the 128 Commuter Rail/Amtrak Station and Acela, as well as the availability of ample parking, Summit at Station Drive defines work-life balance.







A vertical wood grain texture on the left side of the slide, transitioning into a solid blue vertical bar.

## BUILDING SPECIFICATIONS

Total Building Size:	368,000 SF
Year Built:	2001
Parking:	3.09 spaces per 1,000 RSF, covered parking available
HVAC:	Gas fired roof top units, VAV boxes with electric reheat coils
Ceiling Height:	9'
Loading:	1 dock on each east and west sides, covered, lift gates
Power:	4000 amp service
Generator:	1000 kw on west side, 350 kw on east side
Telecommunications:	Verizon and RCN
Elevators:	2 passenger and 1 freight elevator on both east and west sides
Electric:	Eversource
On-site Amenities:	Full-service cafeteria with outdoor seating, fitness room with lockers & showers









## WESTWOOD, MA

Established in 1897, Westwood is a bustling community of over 14,500 residents located 12 miles southwest of Boston. Westwood is situated at the junction of I-95/Route 128 and I-93, providing an excellent location with easy access to Boston and Providence, as well as two commuter rail lines and full MBTA bus service on Routes 1 and 1A (Washington Street). Westwood is home to over two hundred businesses in established commercial areas, each varied in character.

*CNN/Money and Money magazine recently ranked Westwood 13th on its list of the "100 Best Places to Live in the United States".*



Population:  
14,500



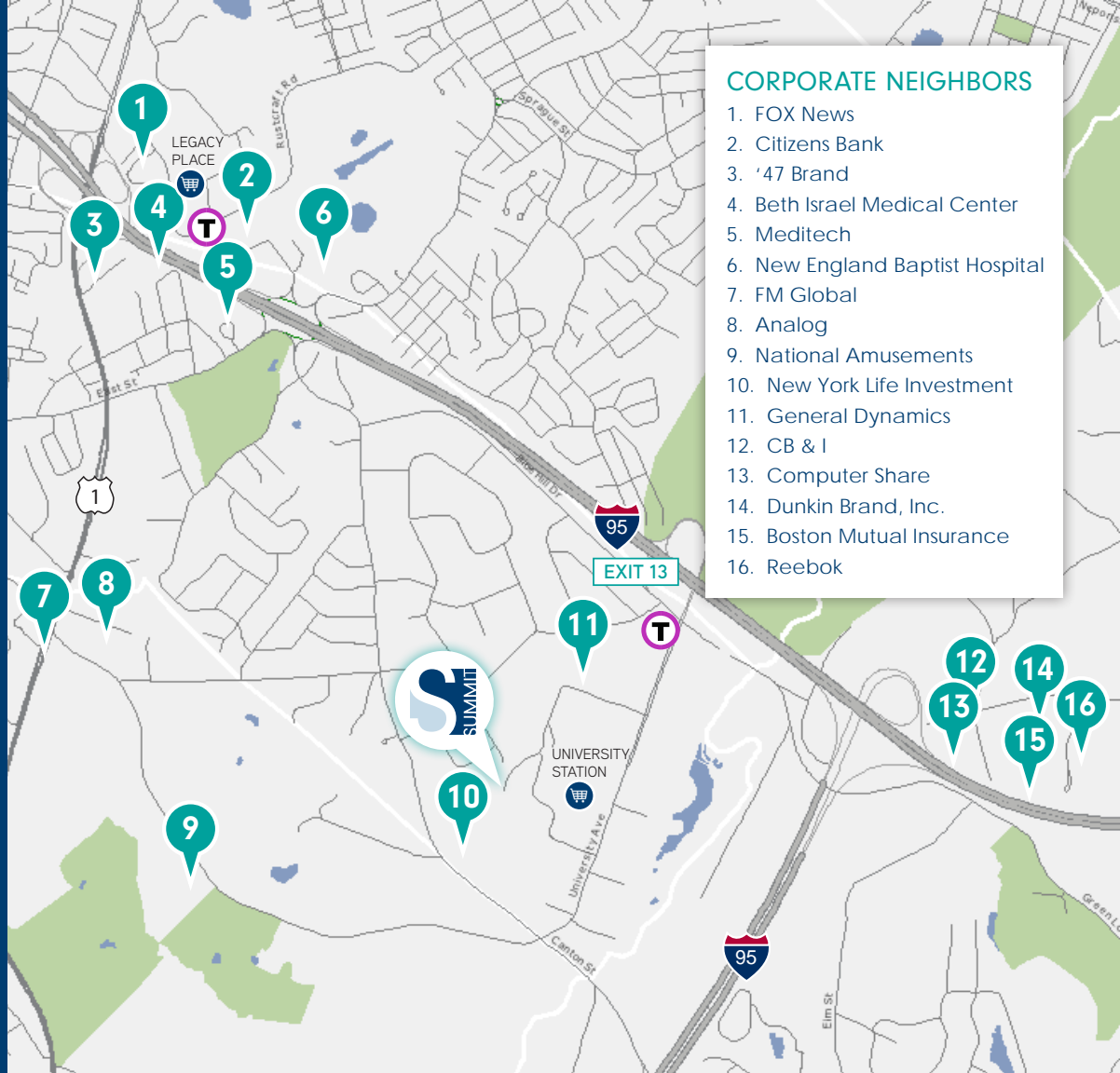
Median Age:  
43.6



Median Household Income:  
\$198,322



Average Commute Time:  
31.14 mins



## CORPORATE NEIGHBORS

1. FOX News
2. Citizens Bank
3. '47 Brand
4. Beth Israel Medical Center
5. Meditech
6. New England Baptist Hospital
7. FM Global
8. Analog
9. National Amusements
10. New York Life Investment
11. General Dynamics
12. CB & I
13. Computer Share
14. Dunkin Brand, Inc.
15. Boston Mutual Insurance
16. Reebok

## UNIVERSITY STATION

A vibrant new destination in Westwood, Massachusetts, University Station features an exciting mix of shops and restaurants, a premier fitness center, luxury apartments and memory care assisted living. The site's convenient access, excellent visibility, and mix of uses make University Station an easy-to-reach destination for shopping and dining and an ideal location for living, working and visiting. Future proposed developments include office and hotel uses, plus additional stores, restaurants and residences in Phase II of the development.

## HIGHLIGHTS

- 120 acres zoned for retail, office, residential and hotel uses
- Ideal location in Greater Boston along Route 128 and I-95 corridors
- Adjacent to the Route 128 MBTA Commuter Rail / Amtrak Train Station
- Retailers include Wegmans, Target, Nordstrom Rack, Starbucks & more



SHOP



DINE



PLAY







BOSTON



EXIT 13



Route 128 Station

Station Drive

UNIVERSITY  
STATION

Harvard Street

University Avenue

PROVIDENCE STOUTON LINE







## BY CAR

I-95	1 min
Mass Pike	15 mins
I-495	20 mins
South Station	30 mins
Logan Airport	35 mins
Providence	36 mins



## BY TRAIN

Back Bay Station	8 mins
South Station	15 mins
Providence	22 mins
New York	3 hours
Washington D.C.	6 hours



## BY RAIL

Back Bay Station	15 mins
South Station	22 mins
Mansfield	40 mins
Attleboro	50 mins
Providence	1 hour

## CONTACT US

James Elcock  
617 330 8020  
Boston, MA  
[james.elcock@colliers.com](mailto:james.elcock@colliers.com)

David Goodhue  
617 330 8082  
Boston, MA  
[david.goodhue@colliers.com](mailto:david.goodhue@colliers.com)

John Hines  
617 330 8022  
Boston, MA  
[john.hines@colliers.com](mailto:john.hines@colliers.com)

