

Dedham Place | 3 Allied Drive

FOR LEASE > FIRST-CLASS OFFICE

Dedham, MA



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WALKING DISTANCE

Commuter Rail:	5 minutes
Legacy Place:	10 minutes

DRIVING DISTANCE

Amtrak (Route 128 Station):	5 minutes
Mass Pike (I-90):	18 minutes
I-495:	25 minutes
South Station:	30 minutes
Logan Airport:	33 minutes
Providence:	35 minutes

BUILDING SPECIFICATIONS

Dedham Place

3 ALLIED DRIVE, DEDHAM, MA

Building Specifications

- Location 3 Allied Drive, Dedham, MA
- Site Area 15.18 acres
- Building Profile Dedham Place is a first-class, 160,910-square-foot office building
- Floors South Tower: 4
North Tower: 3
- Year Constructed 1983. Building underwent major renovation projects in 2004, 2007, & 2016.
- Parking Overall parking ratio is 3.2/1,000 SF which is on a first come first served basis.
- Tel/Data Provider: Comcast and Verizon
- Public Transportation Walking distance to Dedham Corporate Center commuter rail station (Franklin Line), and 1.5 miles to Amtrak service at University Station.
- Amenities Full-service café, conference center, outdoor courtyard, upcoming fitness center, covered parking and on-site property management. The adjacent Dedham Hilton hotel recently underwent a complete renovation and features a Starbucks, full-service fitness center that includes an indoor swimming pool, basketball, racquetball, tennis courts, weight & cardio rooms, several dining options and conferencing facilities.

Building Systems

- HVAC Gas-fired units with water-source heat pumps. Greenheck cooling tower; air conditioning provided by rooftop 460V, 3 phase Carrier units.
- Electric Power 3,000 Amps minimum; 1,200 Amps to A, and 2,000 Amps to B & C. 3 phase, 4 wire 480/277 volt service.
- Elevators 6 Burlington passenger elevators, each with a 3,500 lb. capacity
- Utilities Electricity: Eversource
- Water: Dedham/Westwood Water District
- Sewer: Dedham/Westwood Water District
- Gas: KeySpan
- Life Safety Systems The building is 100% wet sprinklered, and the garage is 100% dry sprinklered. Fire alarm boxes, illuminated exit signs, smoke and heat detectors and strobe lights throughout.



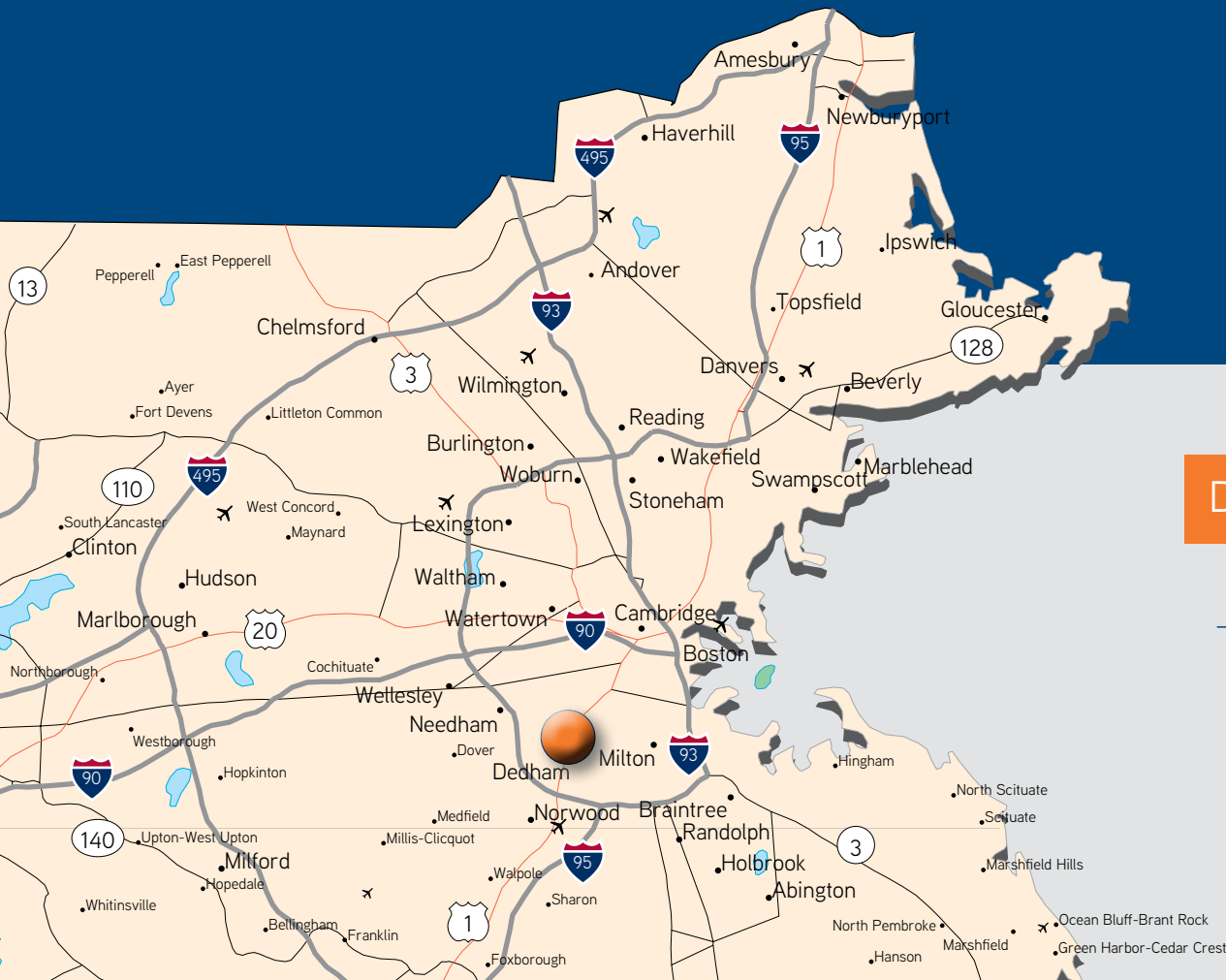
AMENITIES OVERVIEW



FRANKLIN LINE (Commuter Rail)

Nearest Stations:

- *Dedham Corporate Center (5 minutes walking)*



DEDHAM PLACE | 3 ALLIED DRIVE

- Immediate access to I-95/128 via Route 1
- Convenient public transportation hub with nearby commuter rail and bus stations
- Vibrant, amenity rich area with several restaurant, retail and hotel options

For more information, please contact:

James Elcock
617.330.8020
james.elcock@colliers.com

David Goodhue
617.330.8082
david.goodhue@colliers.com

PJ Foster
617.330.8116
pj.foster@colliers.com

Kevin Brawley
617.330.8174
kevin.brawley@colliers.com

John Real
617.330.8096
john.real@colliers.com

Exclusive Leasing:



160 Federal Street, Boston, MA 02110 | 617.330.8000 | www.colliers.com

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