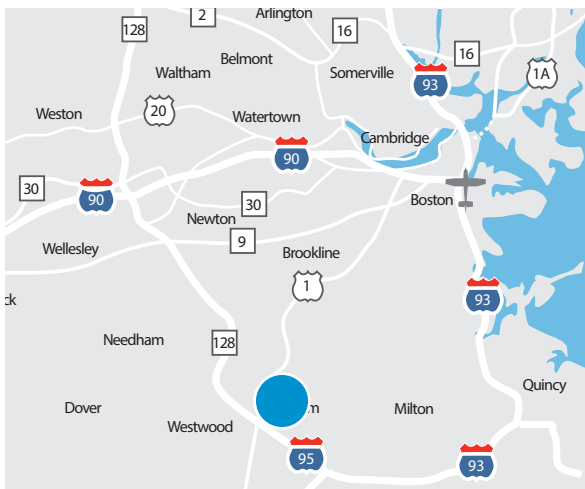


FOR LEASE › FIRST-CLASS OFFICE SPACE



1,118 - 12,500 SF Available

DEDHAM PLACE, 3 ALLIED DRIVE, DEDHAM, MA



On behalf of our client, we are pleased to present Dedham Place, a first-class office building located on Route 128 with convenient access to public transportation and nearby amenities. Dedham Place is a 161,479-square-foot, Class A office building that features a full-service cafe, on-site property management, and is adjacent to the 250-room Dedham Hilton hotel which offers an expansive fitness center, multiple dining options, and conferencing facilities. Located approximately 12 miles southwest of Boston, Dedham Place is equidistant between the key Route 128/Mass Pike (I-90) interchange and the I-93/Route 3 split, both of which are about nine miles away.

Dedham Place is within close proximity to the recently constructed Legacy Place, a 675,000-square-foot open-air retail environment featuring a contemporary blend of restaurants, shopping, and entertainment. Legacy Place offers suburban tenants downtown Boston style amenities.

www.dedhamplace.com

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1,118 - 12,500 SF Available

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, 161,479-square-foot office building
- > Floors South Tower: 4
North Tower: 3
- > Year Constructed 1983. Building underwent major renovation projects in 2004 & 2007.
- > Parking 4.0/1,000 SF. 375 covered spaces available below the building and 342 spaces are shared with the Dedham Hilton hotel.
- > Public Transportation Walking distance to Dedham Corporate Center commuter rail station, and 1.5 miles to Amtrak service at Westwood Station.
- > Amenities Full service cafe, covered parking, and on-site property management. The adjacent Dedham Hilton hotel features a full-service fitness center that includes an indoor swimming pool, basketball, racquetball, and tennis courts. The Hilton hotel also features several dining options and conferencing facilities.

BUILDING SYSTEMS

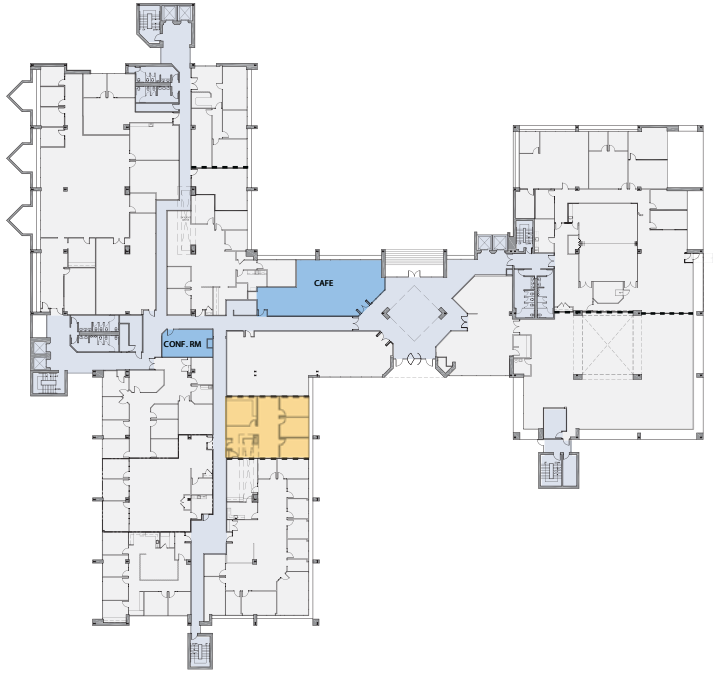
- > HVAC Gas-fired units with water-source heat pumps. Greenheck cooling tower; air conditioning provided by rooftop 460V, 3 phase Carrier units.
- > Electric Power 3,000 Amps minimum; 1,200 Amps to A, and 2,000 Amps to B & C. 3 phase, 4 wire 480/277 volt service.
- > Elevators 6 Burlington passenger elevators, each with a 3,500 lb. capacity
- > Utilities Electricity: NStar
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.

FOR LEASE > FIRST-CLASS OFFICE SPACE

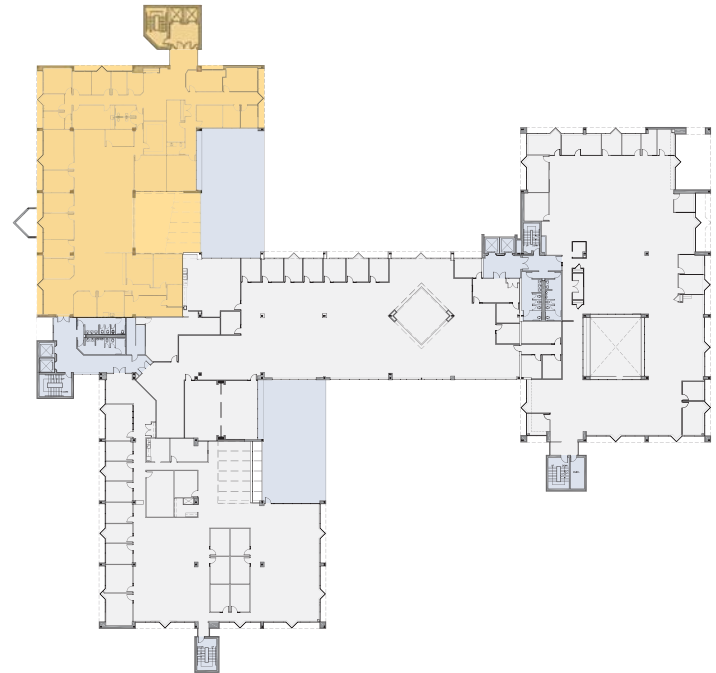
1,118 - 12,500 SF Available

DEDHAM PLACE, 3 ALLIED DRIVE, DEDHAM, MA

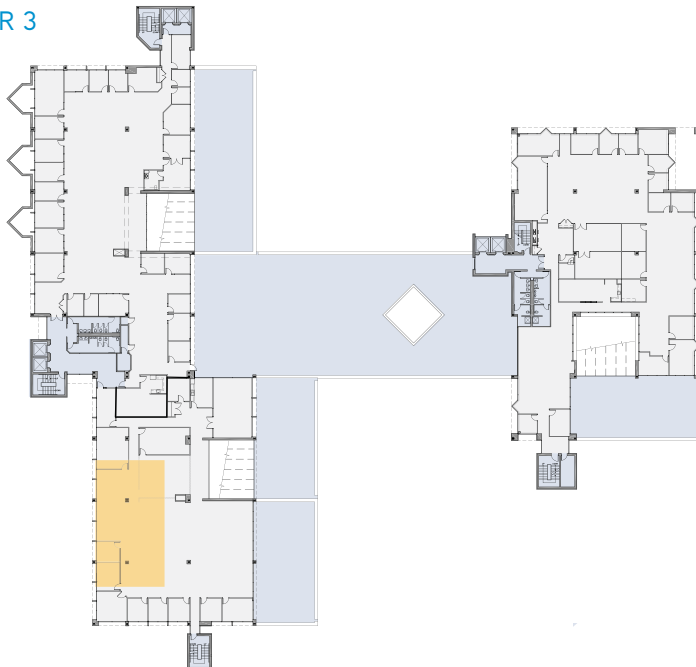
FLOOR 1



FLOOR 2



FLOOR 3



AVAILABLE SUITES:

1st Floor:	1,118 SF
2nd Floor:	12,500 SF
3rd Floor:	2,653 SF

COLLIERS INTERNATIONAL
160 Federal Street
BOSTON, MA 02110
www.colliers.com

FOR LEASE > FIRST-CLASS OFFICE SPACE

1,118 - 12,500 SF Available

DEDHAM PLACE, 3 ALLIED DRIVE, DEDHAM, MA



Please contact us to see this property

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