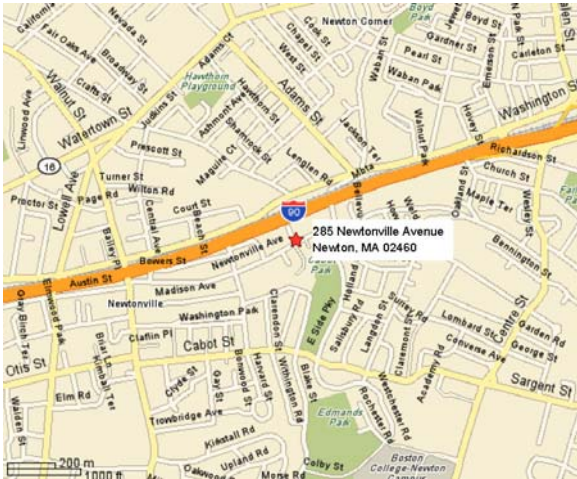
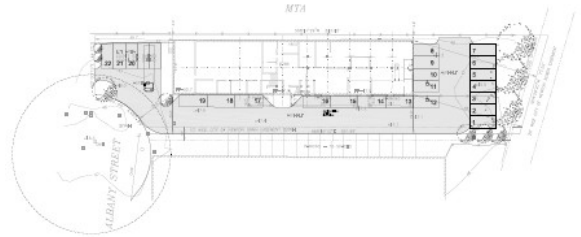


285 NEWTONVILLE AVENUE NEWTON, MASSACHUSETTS

Boston Commercial Properties is pleased to present 285 Newtonville Avenue in Newton, MA. This is a 12,000 sf flex building with frontage on the Mass Pike. The property is located in close proximity to Newton Corner and only minutes to downtown Boston. The building is undergoing a complete renovation and offers potential tenants a creative solution to their space needs from 4,000 sf to a full building tenant. The owner will build-out the space to the tenant's specifications.



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|------------------|--|
| Building Size: | Approximately 12,000 sf |
| Parcel Size: | Approximately 24,000 sf |
| Loading: | One tailboard loading dock and 1 drive in door |
| Ceiling Height: | 10 ft. to 14 ft. |
| Fire Protection: | Fully sprinklered |
| Parking: | 22 spaces proposed |
| Zoning: | Manufacturing |
| Lease Rate: | \$13.50 NNN per sf |



For further information or to schedule a tour, please contact:

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