

AVISON
YOUNG

100

TECH CENTER DRIVE
STOUGHTON, MA



**The Benchmark for Class A Office Space
in the 128/495 South Submarket**

16,838 SF - 50,678 SF PLUG & PLAY
OFFICE & LAB SPACE AVAILABLE FOR SUBLEASE



LEASING OPTIONS

SECOND FLOOR

16,838 SF

FULLY FURNISHED
OFFICE & LAB SPACE

THIRD FLOOR

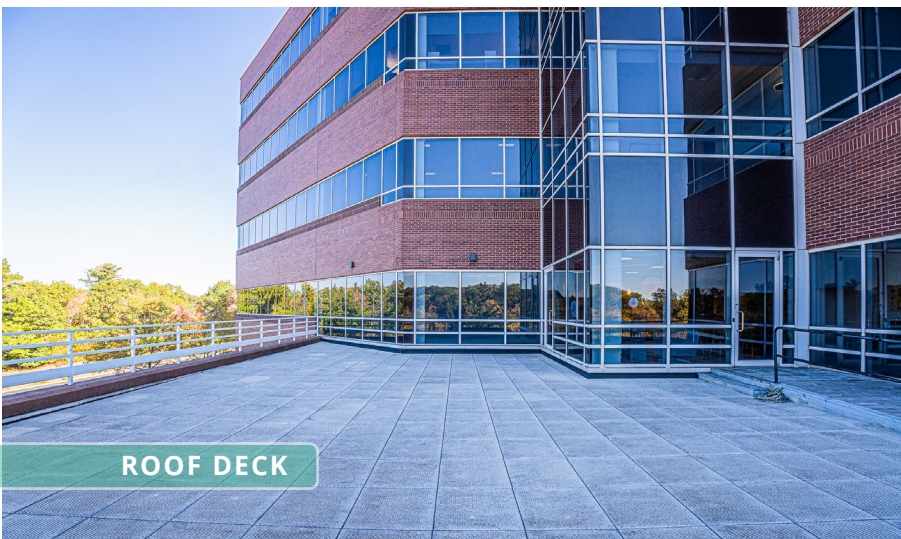
33,840 SF

FULLY FURNISHED
OFFICE SPACE

BOTH FLOORS

50,678 SF

TERM THROUGH 9/30/2029



ROOF DECK

BUILDING AMENITIES

- State-of-the-art fitness center with men's & women's locker rooms
- Common conference center
- 24/7 "Grab n' Go" snack station
- Starbucks coffee bar
- Gaming area with foosball, ping pong and shuffleboard
- Lounge area with a big-screen television
- Private roof deck

BUILDING LOBBY & EVENT SPACE



EXTENSIVE NEARBY AMENITIES

LEGACY PLACE

- Apple
- AQUITAINE
- CAFFE NERO
- EXPRESS
- boston Interiors
- sweetgreen
- ANTHROPOLOGIE
- BANANA REPUBLIC
- LLBean
- SEPHORA
- KINGS
- SHOWCASE
- SHAKE SHACK
- WHOLE FOODS
- Yard House
- CAPITAL
- BARNES & NOBLE
- west elm
- WILLIAMS-SONOMA
- pure barre
- J.CREW

UNIVERSITY STATION

- at&t
- BRIGHAM HEALTH
- BRIGHAM AND WOMEN'S HOSPITAL
- DEL FRISOS GRILLE
- CHIPOTLE
- Michael's
- HomeGoods
- PET SMART
- Panera BREAD
- YOUR JOE'S
- Wegmans
- TARGET
- RACK

- LAIFITNESS.S.
- TARGET
- DUNKIN'
- Starbucks
- Hampton Inn
- FRIDAYS

- IKEA
- COSTCO WHOLESALE
- Jordan's FURNITURE
- THE HOME DEPOT

- SHOWCASE CINEMA DE LUX
- OUTBACK STEAKHOUSE
- DUNKIN'
- Holiday Inn EXPRESS
- WEST END GRILL
- SONESTA select HOTELS

- shaws
- work out.world.
- McDonald's
- Eastern Bank
- Walgreens
- CHIPOTLE
- CVS pharmacy
- DUNKIN'
- Wendy's
- Jersey Mike's SUBS

**STRATEGIC LOCATION:
PRIME ACCESS
TO ROUTE 24**

**AVISON
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THIRD FLOOR

33,840 SF

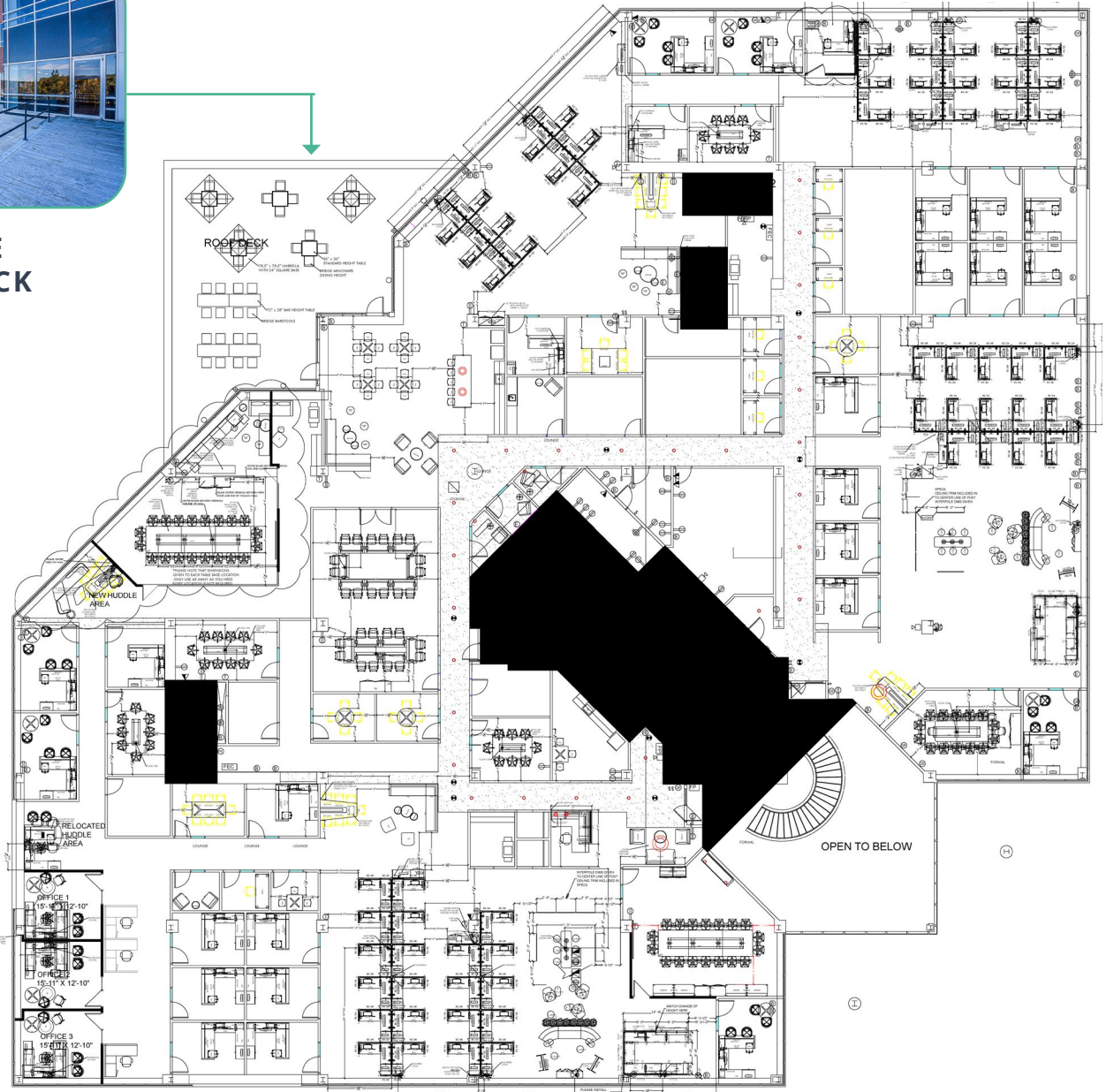
**FULLY FURNISHED
OFFICE SPACE**



LARGE CONFERENCE ROOM



**PRIVATE
ROOF DECK**



- 9** EXECUTIVE PRIVATE OFFICES
- 20** INTERIOR PRIVATE OFFICES
- 4** MEDIUM CONFERENCE ROOMS
- 3** LARGE CONFERENCE / BOARD ROOMS
- 1** LARGE TRAINING ROOM
- 61** WORK STATIONS
- 1** KITCHENETTE/ BREAK AREA



MAIN CONFERENCE ROOM



FLOODED WITH NATURAL LIGHT THROUGHOUT



DEDICATED TRAINING ROOM



KITCHENETTE & BREAK ROOM



LAB SPACE

BLEND OF PRIVATE OFFICES & WORKSTATIONS WITH EXPANSIVE WINDOW LINES



KITCHENETTE & BREAK ROOM



COLLABORATIVE SPACES





CONNOR HAYES

Vice President

+1 617 993 0721

connor.hayes@avisonyoung.com

JUSTIN DZIAMA

Principal

+1 617 366 1004

justin.dziama@avisonyoung.com

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