

ONE CABOT ROAD

MEDFORD, MA 02115



PROPERTY OVERVIEW

AVAILABLE SPACE:	±10,000 - 41,000 SF; 3rd Floor, Suite 300
TYPE:	Class A Office
RBA:	±316,000 SF
YEAR BUILT/ RENOVATED:	1989 / 2004
NO. OF FLOORS:	Four (4)
ELEVATORS:	Five (5) 3,500 lb. passenger elevators & one (1) 8,000 lb. freight elevator
LOADING:	Two (2) loading docks; two (2) loading bays
PARKING:	3.0 per 1,000 SF; 24 garage spaces included with sublease
SUBLEASE TERM:	Term through 8/31/2027; possible extension options available



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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CURRENT SPACE CONFIGURATION

Conference Room	13
Office Type A	20
Office Type B	1
Office Type C	1
Workstation	197
Huddle Rooms	2
Pods	4
Pantries	3
Game Room	1
Wellness Room	1
Mail/Print/Work Rm.	1
IT Rooms	2
Storage Rooms	4



BUILDING AMENITIES

One Cabot Road recently completed a \$16.9 million remodel program which includes a two-story lobby lounge and upgraded, first-class amenities.



Fitness Center with Locker Rooms



Coffee Bar & Full-service Cafe



Access to River Walk & Parks



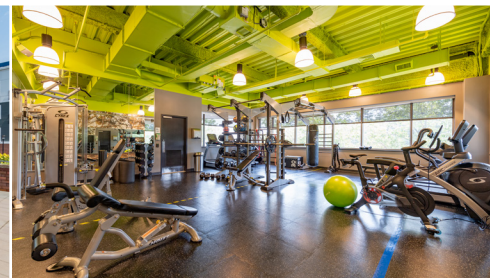
Outdoor Patio & Game Area



Bike Loan Program & Bike Storage



Free Shuttle to Wellington MBTA (Orange Line)



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