



PRIME MEDICAL & OFFICE SPACE

140 Gould Street, Needham, MA

FOR LEASE

7,454 RSF 1st Floor Medical/Office Space
4,384 RSF 1st Floor Flex/Warehouse Space
11,838 RSF 1st Floor Combined Spaces
1,950 RSF 2nd Floor Office Space



HIGHLIGHTS

- Prime Location
- Minutes from Route 128, 95, Mass Pike & Route 9
- Close proximity to many Restaurants & Retailers
- 149 Parking Spaces
- Great Visibility

AREA RETAILERS

- Bickford's
- Skipjacks
- Blue on Highland
- Bagel Fresh
- Gianni's Deli
- Papa Gino's
- Marshall's & Staples
- Bank of America
- & More...

DESCRIPTION:

Denenberg Realty Advisors has been exclusively retained to market for lease a mix of medical, office and warehouse spaces on the 1st and 2nd floors. This 40,000 square foot medical and office building has 149 parking spaces on site (well over three spaces per thousand square feet). The building is highly visible and in an ideal location.

This is an excellent opportunity for a variety of Medical, Office & Warehouse users seeking the benefits and amenities of this well positioned property.

Medical/Office Space A:	1st Floor – 7,454 RSF
Flex/Warehouse Space B:	1st Floor – 4,384 RSF
Space A & B Combined:	1st Floor - 11,838 RSF
Office Space C:	2nd Floor - 1,950 RSF

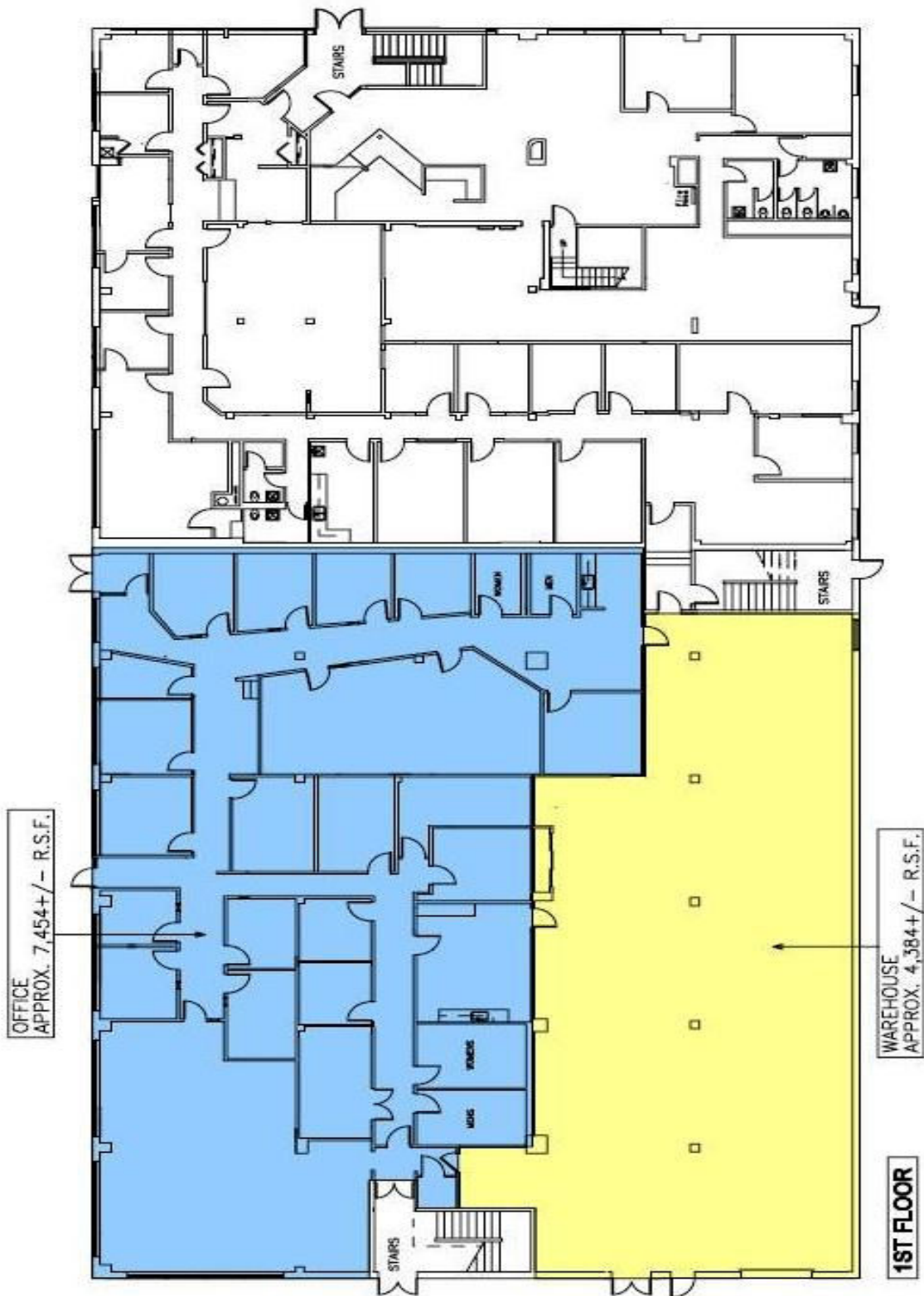
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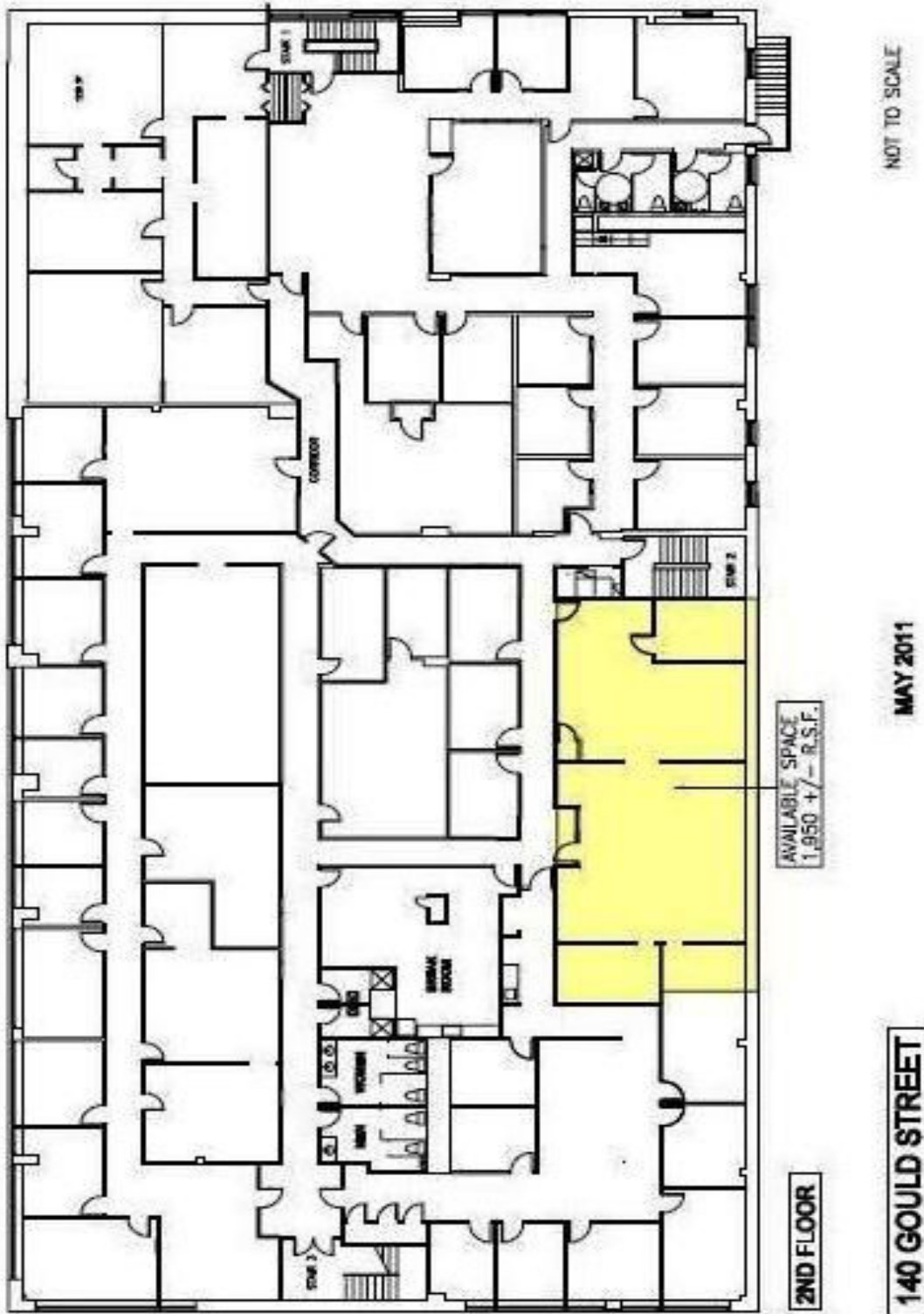
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7,454 RSF of 1st Floor Medical/Office Space (Blue Area)
4,384 RSF of 1st Floor Flex/Warehouse Space (Yellow Area)
11,838 RSF (Blue & Yellow Areas Combined)
(The space can be sub-dividable)

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**1,950 RSF of Office Space Available on the 2nd floor (Yellow Area)
Access to Common Kitchen/Break Room & Bathrooms**

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1,950 RSF Office Space (Highlighted in Gold) – 2nd Floor

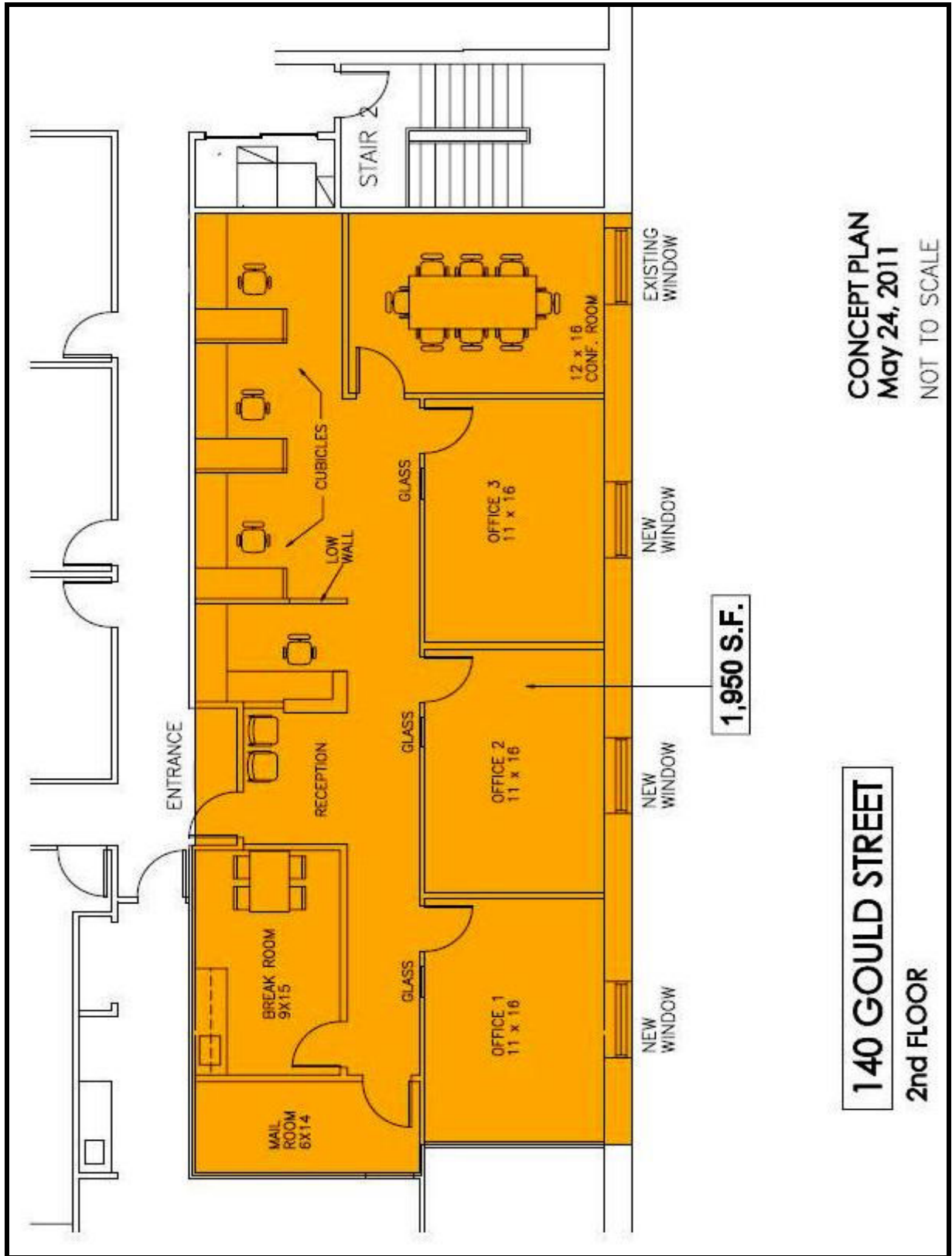
May 17, 2011
NOT TO SCALE

140 GOULD STREET

2nd FLOOR

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CONCEPT PLAN
May 24, 2011
 NOT TO SCALE

140 GOULD STREET
2nd FLOOR

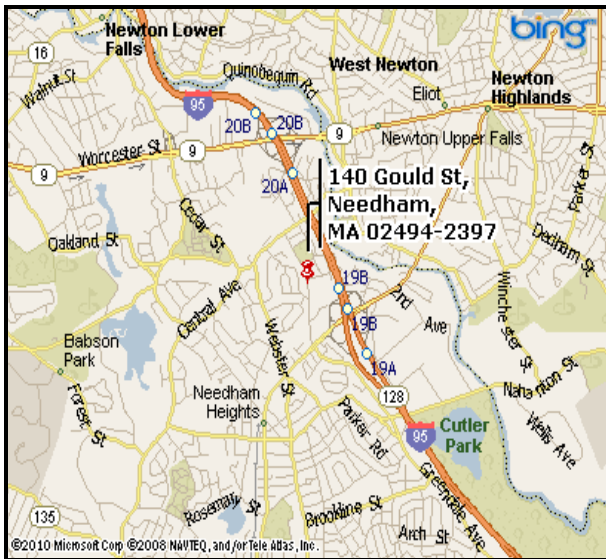
1,950 RSF - 2nd Floor
This is a Possible Concept Plan for How the Space could be Built-Out
This is a Unique Opportunity to Design your own Office Space

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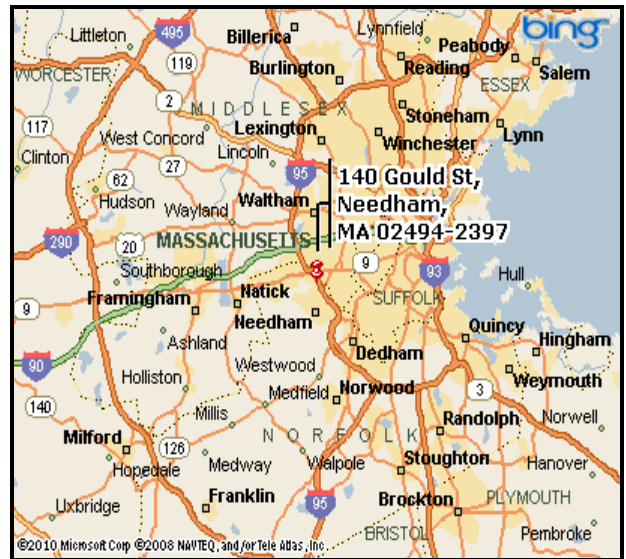
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Aerial View from the front of the building on Gould Street



Street View



State View

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