

# A COLLABORATIVE COMMUNITY







## ELEVATED TO NEW HEIGHTS

**10 Maguire is a 288,528-square-foot newly renovated creative office and R&D campus,** situated on nearly 20 beautifully-landscaped acres in Lexington, MA. The property offers premier accessibility with top-of-the-line amenities on-site and in the immediate surrounding area. The four-building campus recently underwent over \$2 million in upgrades including lobbies, building systems, and common areas.

**More exciting changes are coming in 2018.**





AN IDEAL LOCATION

WITHIN 5 MILES



**140+**  
EATERIES & CAFÉS



**35**  
FITNESS CENTERS



**20**  
HOTELS



**67**  
SHOPS



SHUTTLE TO MBTA RED LINE  
Alewife - Cambridge

MINUTEMAN  
COMMUTER BIKEWAY

3<sup>RD</sup> AVE  
(8 minute drive)

AMC THEATRES  
KING'S  
KOHL'S  
Wegmans

BURLINGTON MALL  
(7 minute drive)

NORDSTROM  
★macy's  
Crate&Barrel  
Wade's

I-95  
(3 minute drive)



DIRECT ACCESS TO ALEWIFE

CAMBRIDGE ↘



Full-service café



High ceilings



Outdoor collaborative areas



Direct access to Minuteman Commuter Bikeway

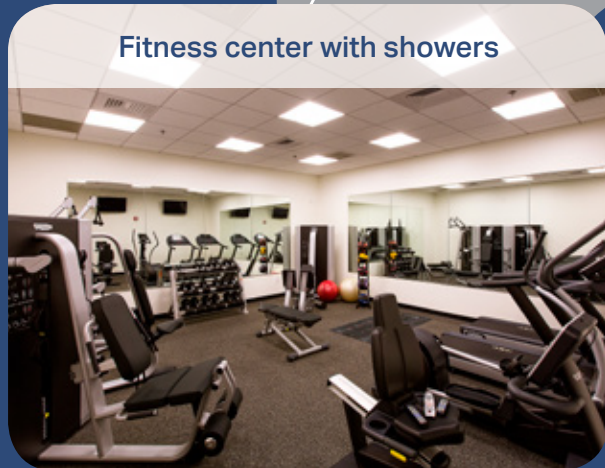
# AN ELITE ENVIRONMENT



On-site parking



Newly renovated common areas



Fitness center with showers



Flexible floor plates



±35 minutes to Alewife via Rev Bus shuttle





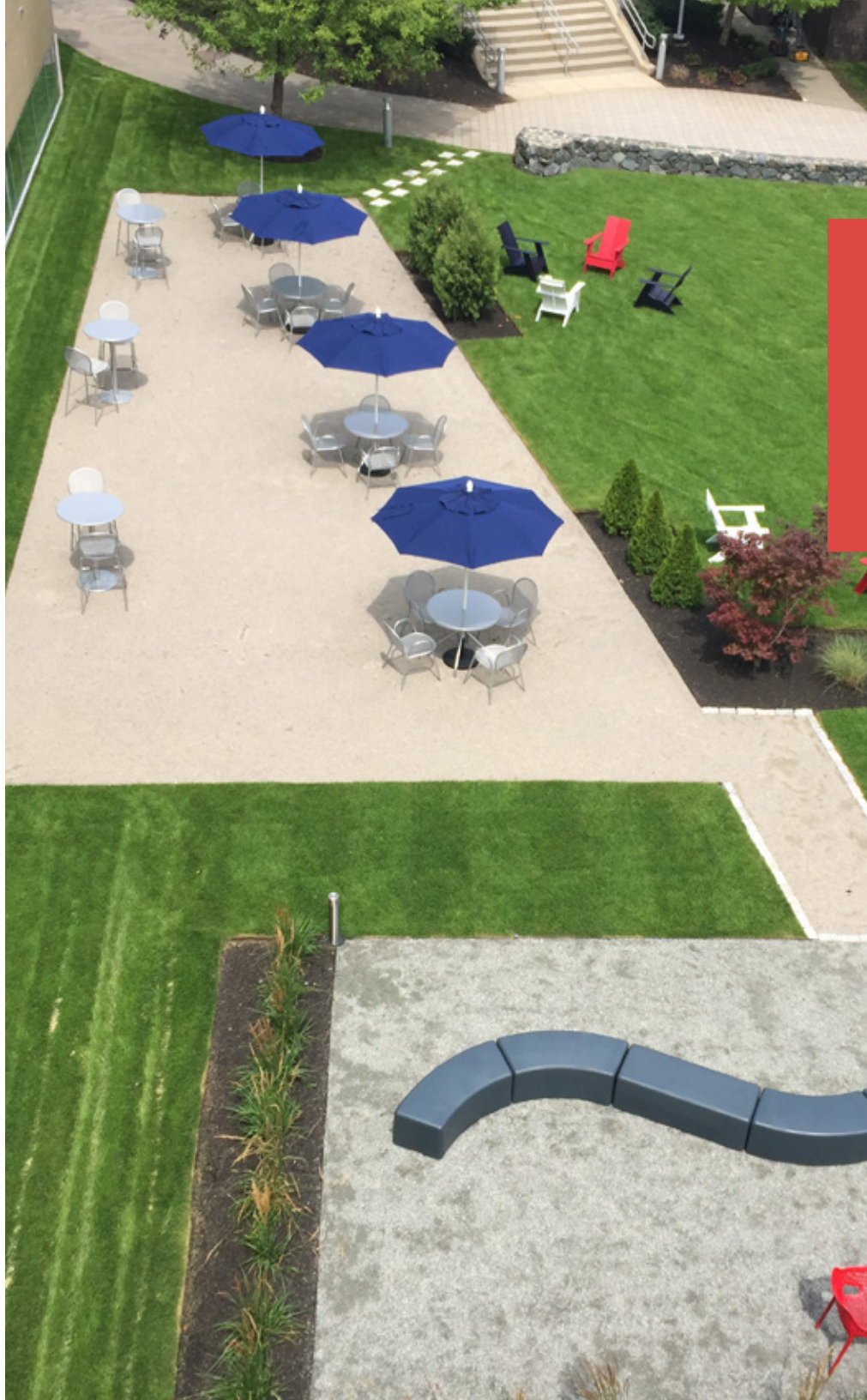
# IN GOOD COMPANY

10 Maguire Road is home to some of Greater Boston's most innovative and distinguished tenants. This Lexington location is the perfect place for any business to thrive, including multiple corporate headquarters and some of the fastest growing technology companies in America. From software, to IT to engineering, the property's diverse tenant roster is drawn to the campus style setting, creative office build outs, on-site amenities and convenient location.

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**10** maguire



**For more information,  
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