

For lease

One University Avenue
Westwood, Massachusetts
6,693 SF & 8,364 SF Available



Property description

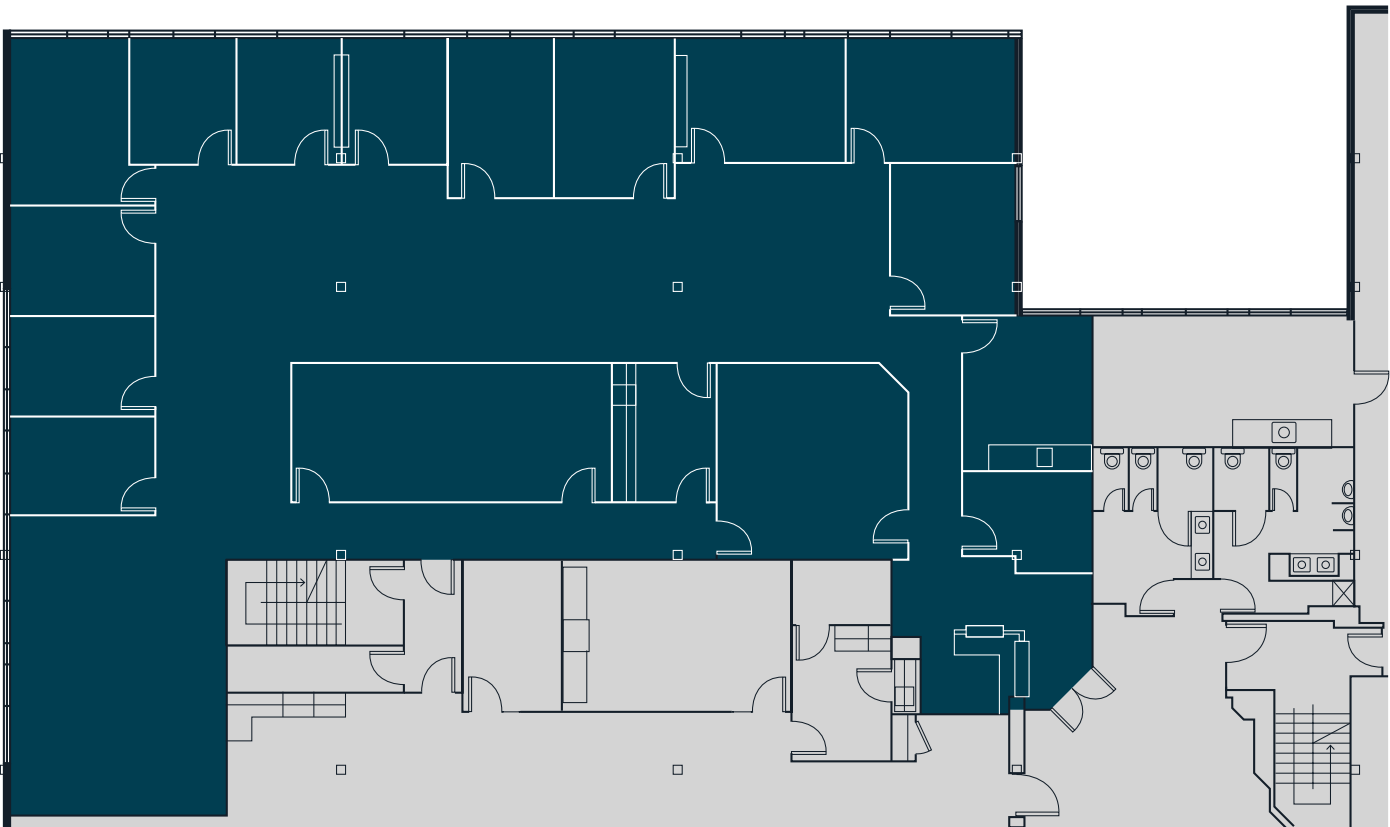
JLL is excited to offer office space for lease at One University Avenue in Westwood, Massachusetts. With its prime location at the intersection of University Avenue, Route 128, and Interstate 95, this property is easily accessible and highly visible on Route 128. It is conveniently situated across from the Route 128 MBTA Commuter Rail Station, further enhancing its accessibility.

- Adjacent to Route 128 MBTA Commuter Rail and Amtrak Station
- High visibility
- Unparalleled amenity access at the new University Station
- On-site management and ownership
- On-site café, showers, lockers and a training conference room
- Immediate access to Route 128/Interstate 95

Building area	±100,000 SF
Available area	2nd floor: 6,693 SF 8,364 SF
Owner	Cornerstone Corporation
Parking	3.3/1,000 SF including 35 covered spaces

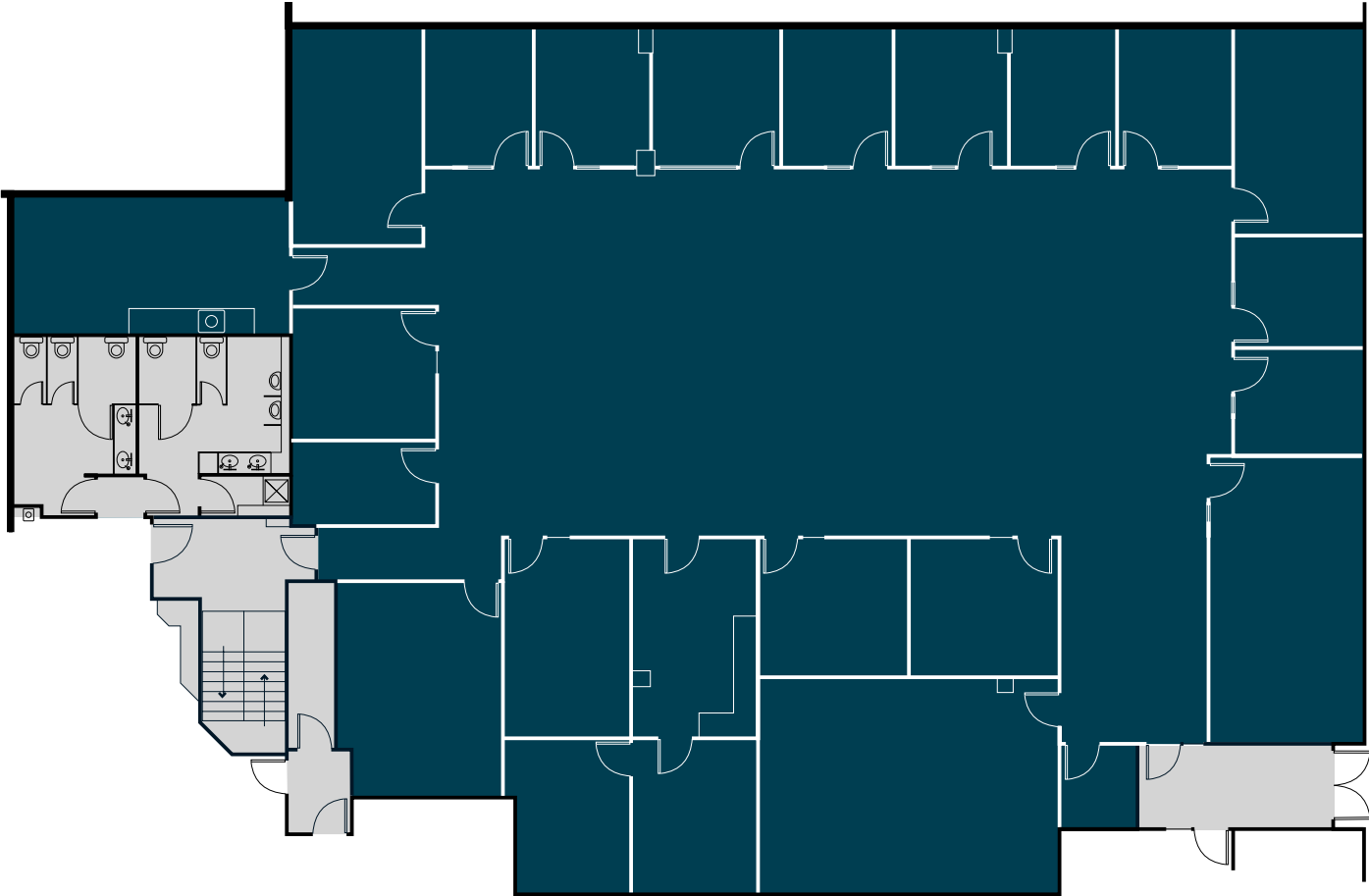


Second floor | 6,693 SF

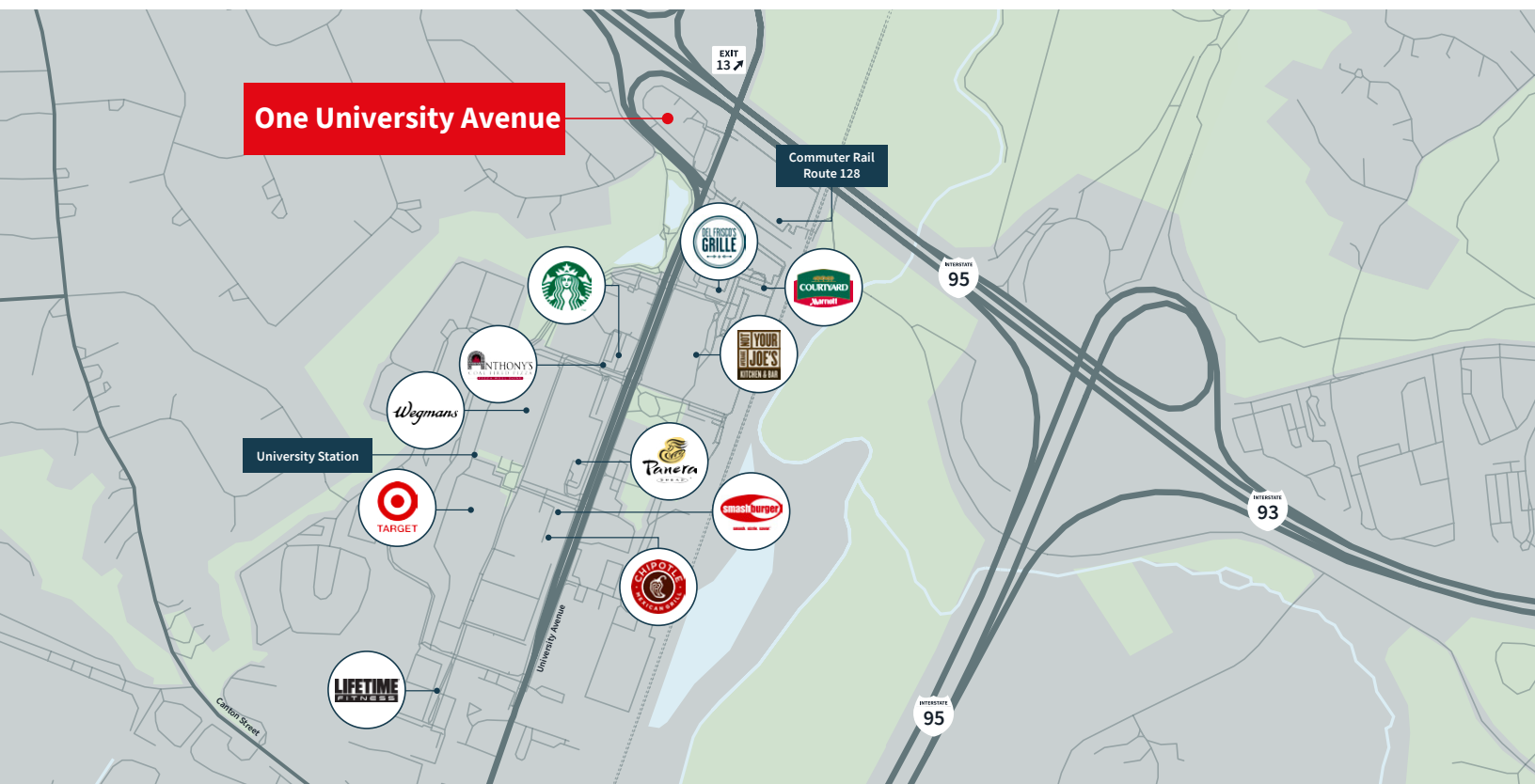


Common area

Second floor | 8,364 SF



Common area



University station amenities

Retail

David's Bridal
Dolabany Jewelers
GNC Live Well
Homegoods
Marshalls
Michaels
MiniLuxe
Nordstrom Rack
PetSmart
Target
Visionworks
Wegmans
Yankee Candle

Dining

Anthony's Coal Fired Pizza
Chipotle
Del Frisco's Grille
Not Your Average Joe's
Panera Bread
Smashburger
Starbucks
Wegmans
Birdies Not Chicken
Casa Loca
Panda Express

Other

18|8 Fine Men's Salon
Blue Hills Bank
Fidelity Investments
Life Time Fitness
SuperCuts
Brigham and Women's

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