

63

KENDRICK | NEEDHAM



97,075 SF



ADVANCED MANUFACTURING / FLEX / R&D SPACE FOR LEASE

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63 KENDRICK

State-of-the-Art Industrial Facility in Prime Needham Location

**NEW
CONSTRUCTION
QUALITY
RENOVATION AND
REPOSITIONING**

-  New and strategically planned loading
-  Flexible high-bay space opportunities
-  Substantial power capacity upgrade



63 KENDRICK STREET SITE PLAN



**NEARBY
AMENITIES**



LOCATION

63 Kendrick is strategically positioned in the heart of the Needham Crossing business park within the N2 Innovation District, a robust corporate cluster home to one of the largest concentrations of innovative firms in Greater Boston. The location offers direct access to Interstate 95/Route 128 at the Kendrick Street interchange with seamless connectivity to Interstate 90 (4 miles) and Downtown Boston (15 miles).

63 Kendrick features convenient access to the amenity-rich Needham Street corridor including a variety of shops/restaurants and is situated adjacent to the walking/bike trails at Culter Park and Nahanton Park.

BUILDING SPECIFICATIONS

Building Area	97,075 RSF
Floor Areas	- First Floor: 83,932 RSF - Second Floor: 13,143 RSF
Site Area	6 acres
Parking	330 spaces (3.4 / 1,000 RSF) 10 electric vehicle charging stations
Loading	3 tailboard-height docks 2 at-grade doors
Ceiling Height	Existing Single-Story Areas: 12'-4" and 18' to joists 13'-8" and 19'-7" to deck New High-Bay Section: +/- 25' to joists +/- 26'-6" to deck
Column Spacing	Existing Single-Story Areas: 36' x 25' New High-Bay Section: 38'-46' x 33'
Power	4,600 amps, 3-phase, 480/277V 39 watts / RSF
HVAC	Variable volume packaged rooftop units
Sprinkler	Automatic wet sprinkler system
Construction	- Concrete slab on grade - Steel frame with masonry exterior walls - EIFS and ACM panel façade
Utilities	- Electric: Eversource - Gas: Eversource - Water/Sewer: Town of Needham
Security	24/7 building access via timed card access control system - Exterior and common area CCTV system

TIMELINE

MAY 2025

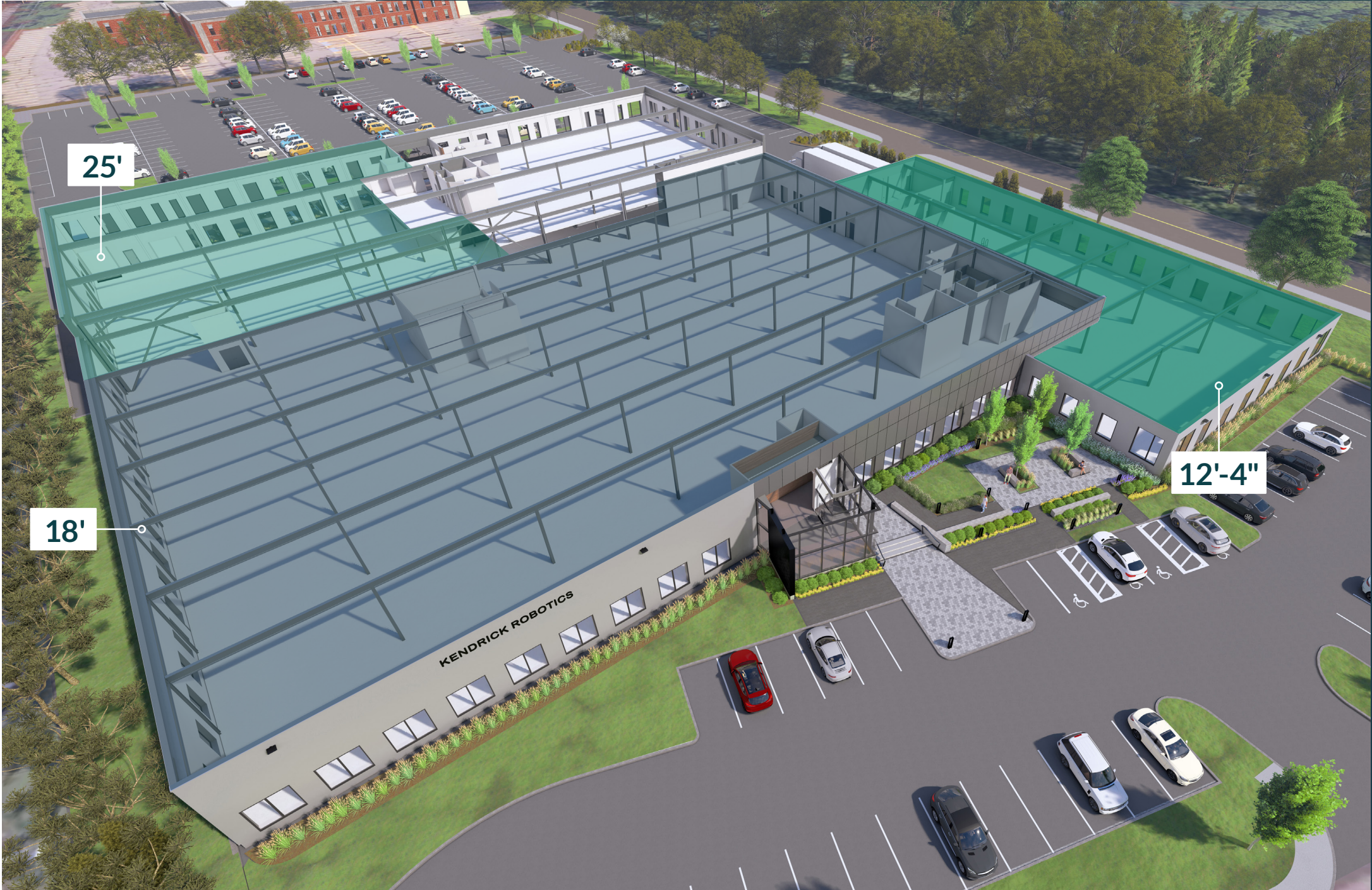
Start base building construction

OCTOBER 2025

Tenant improvements can begin with use of Landlord's construction manager

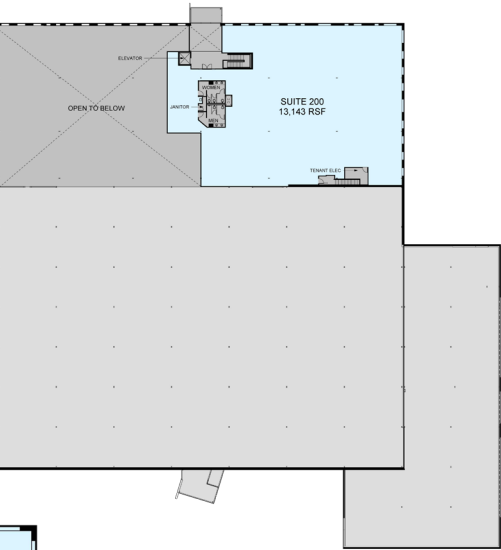
DECEMBER 2025

Complete base building construction



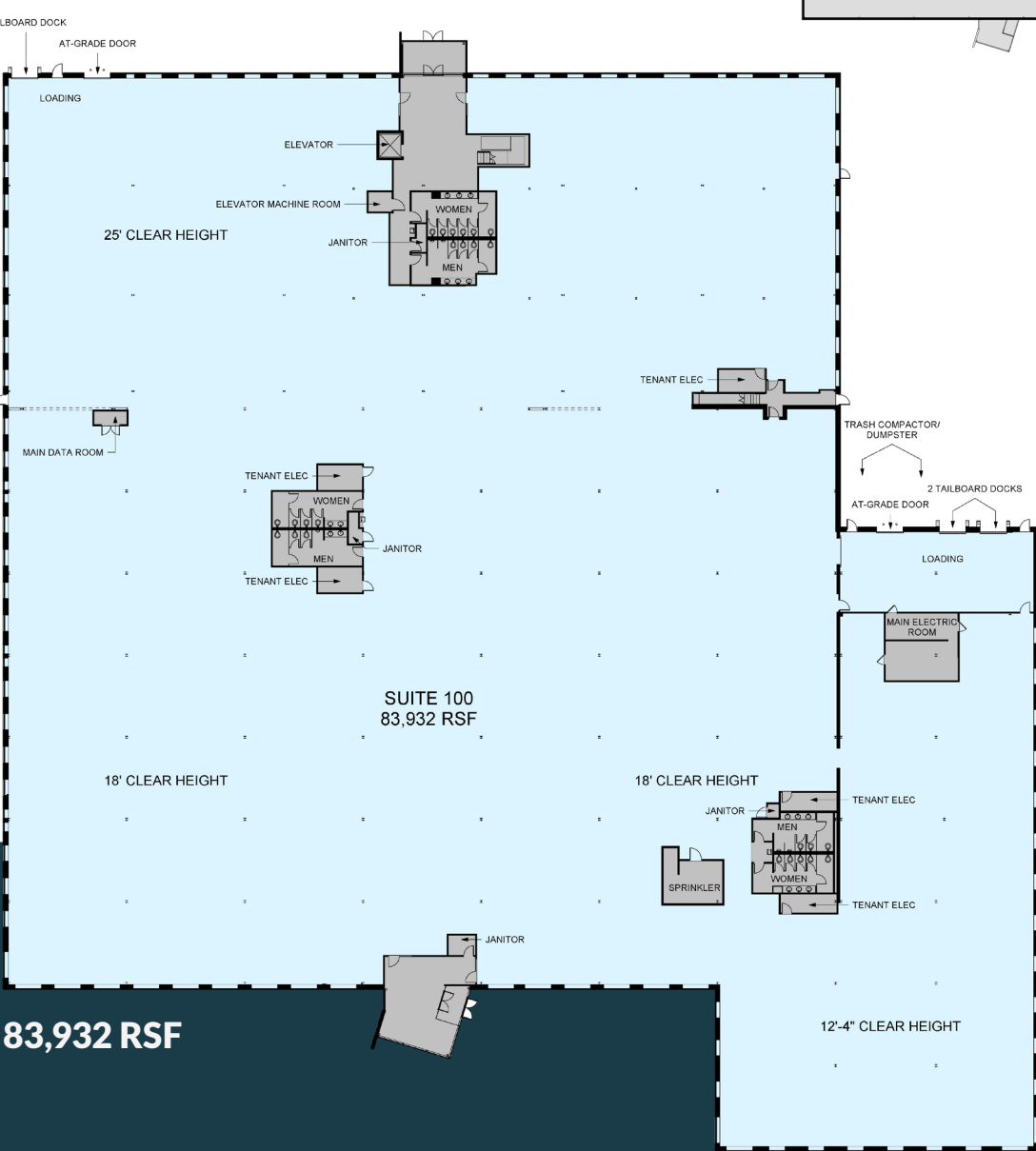
SINGLE TENANT PLAN

FLOOR 2



13,143 RSF

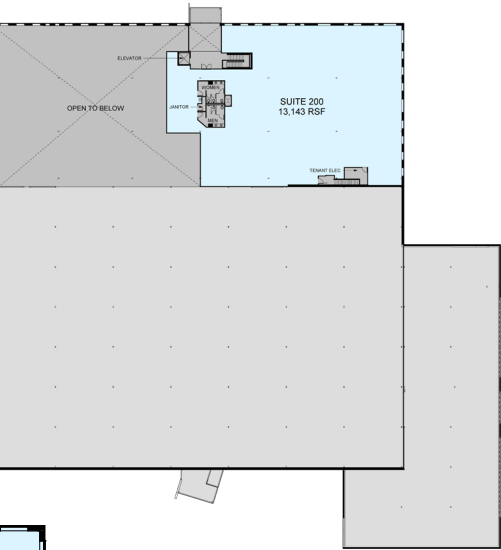
FLOOR 1



83,932 RSF

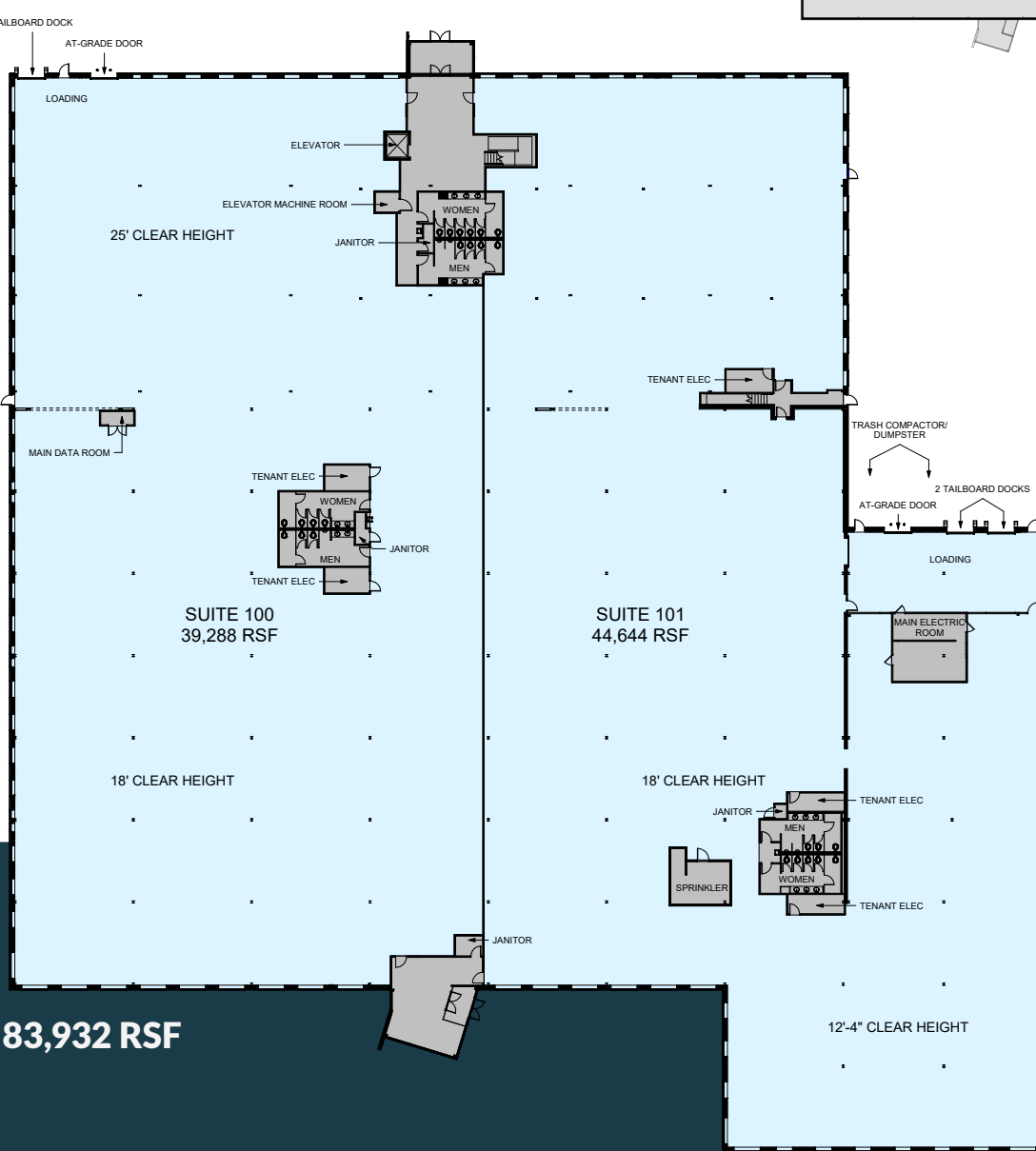
TWO TENANT PLAN

FLOOR 2



13,143 RSF

FLOOR 1



83,932 RSF

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KENDRICK | NEEDHAM



EMPLOYEE ENTRANCE RENDERING



HIGH-BAY RENDERING



FIRST FLOOR SHELL RENDERING



KENDRICK STREET PLAZA ENTRY

For more information, please contact the leasing team:

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