

ALEXANDRIA

RIVERSIDE CENTER



**275 Grove Street
Newton, MA**

BRING YOUR VISION TO LIFE



ALEXANDRIA RIVERSIDE CENTER, OR 275 GROVE STREET, is Alexandria Real Estate's premier asset along Greater Boston's highly sought-after Route 128 Market. This 510,000 SF state-of-the-art campus features three office buildings connected by and expansive atrium serving as the central lobby and community collaboration space. Located directly off the Route 128 / Mass Pike Interchange, the property provides convenient access to Downtown Boston, Cambridge and the surrounding suburban areas. These advantages, and more, have continually positioned Riverside Center as a premium option for tenants of all sizes and profiles.



REINVENTING THE WORKPLACE



PROPERTY FEATURES

13' 8"

SLAB-TO-SLAB HEIGHT (TYPICAL)

25'

COLUMN SPACING

91

ENERGY STAR DESIGNATION

THE AMENITIES



ON-SITE, COVERED PARKING (3 SPACE PER 1,000 SF RATIO)



RENOVATED CAFÉ AND MULTI-FUNCTION SPACE



3 SPACIOUS LOBBY AREAS



FITNESS CENTER AND LOCKER ROOMS



24/7 ON-SITE MANNED SECURITY



MODERN COMMON AREAS WITH INDOOR / OUTDOOR SEATING



DIRECTLY ADJACENT TO HOTEL INDIGO



DIRECTLY OFF THE ROUTE 128 / MASS PIKE INTERCHANGE



DIRECTLY ADJACENT MBTA ACCESS



CLOSER THAN YOU THINK

Alexandria Riverside Center is situated directly off the Route 128/Mass Pike interchange offering convenience for residents coming from Downtown Boston, Cambridge, and the Suburbs. The property separates itself from the vast majority of Greater Boston's inventory with its transit-oriented location, unmatched access via public transportation (MBTA Riverside Green Line), major highways, and local back roads. Overall, Alexandria Riverside Center is in a superb position to attract and retain a talented and diverse workforce.

LOGAN
INTERNATIONAL
AIRPORT

BOSTON



ALEXANDRIA
RIVERSIDE CENTER



RIVERSIDE
MBTA STATION

NO STOP LIGHTS
BETWEEN
RIVERSIDE CENTER
AND
DOWNTOWN BOSTON



128

Exit 24

Exit 25



128

SUBWAY



LONGWOOD MEDICAL: 11 STOPS
BAY BAY / COPLEY: 15 STOPS

DRIVE TIMES



MASS PIKE: 2 MINUTES
SOUTH STATION: 14 MINUTES
LOGAN AIRPORT: 19 MINUTES

NEWTON'S THRIVING COMMUNITY

Newton, MA has become a regular fixture as a national 'Best Place to Live' ranking in the United States by USA Today, Boston Magazine and Time Inc. Located less than 10 miles west of Boston and encompassing 13 villages, many with their own parks and shopping centers, Newton is an affluent commuter town with thriving local energy. The city is located at the heart of Boston's Route 128 technology belt and is home to some of the largest life science and biotechnology companies in the state of Massachusetts.



NEWTON BY THE NUMBERS

9%

OF PEOPLE THAT LIVE / WORK
IN NEWTON

18

COMPANIES THAT HAVE MOVED TO
NEWTON IN THE LAST 5 YEARS

533,758

OF PEOPLE LIVING WITHIN A
20-MINUTE COMMUTE

88,511

POPULATION

77%

OF RESIDENTS WITHIN 2 MILES THAT
HAVE A BACHELOR'S GRADUATE OR
PROFESSIONAL DEGREE

2.2%

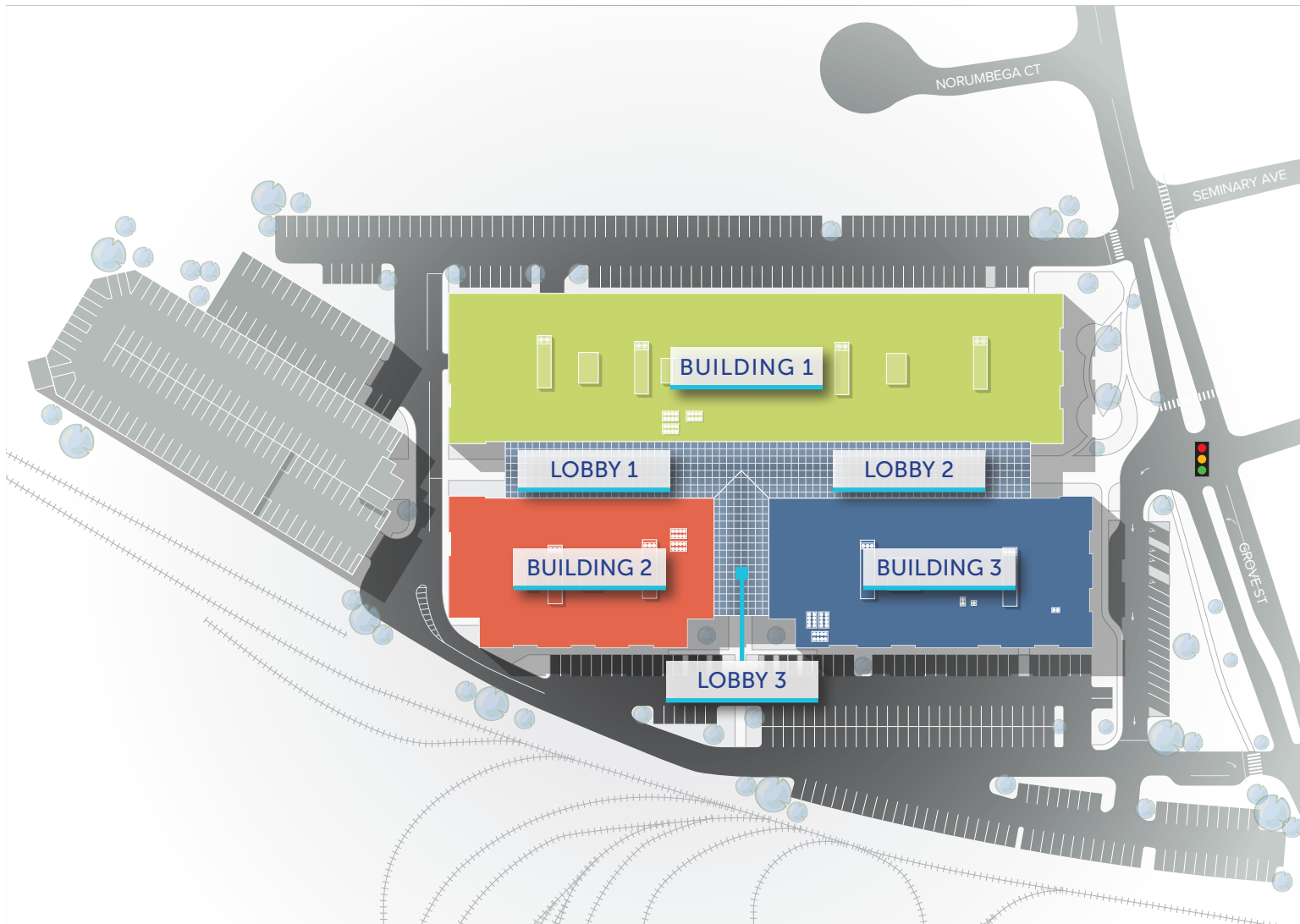
UNEMPLOYMENT RATE

50%

MASTER'S DEGREE OR HIGHER

SITE DESCRIPTION

LOCATION	Riverside Center is located just minutes from the key intersection of Route 128/I-95 and I-90 (the Mass Pike). The asset is immediately adjacent the MBTA's Riverside Station, which is the terminus of the Green Line "D" Branch. The Property abuts the famed Charles River.
ADDRESS	275 Grove Street, Newton, MA 02466
FRONTAGE	±618 feet along Grove Street; Additionally, the building fronts the Charles River
ACCESS	Vehicular access onto the Property is available via curb cuts on Grove Street



CONSTRUCTION DETAIL

CEILING HEIGHTS	Slab-to-slab heights are typically 13'8" and 12'8" in some locations.
FOUNDATION	The foundation of both the office and garages consist of concrete slab-on-grade with pad footings. The subterranean garage features CMU retaining and bearing walls.
SUPERSTRUCTURE	Structural system consisting of reinforced concrete columns and cast-in-place floor slabs. The roof structures consist of steel joists and beams with steel decks. The parking garage consists of precast, reinforced-concrete columns and beams with precast, reinforced-concrete floor planks.
EXTERIOR WALLS	Curtain wall with glazed vision panels. The parking garage features an exposed concrete exterior.
ROOF	The roof structures consists of steel joists and beams with steel decks.
FAÇADE	Exterior insulation and finishing systems (EIFS) and a curtain wall with glazed vision panels.
WINDOWS	Windows are a combination of aluminum-framed storefront systems and punched, double-pane glass.
PEDESTRIAN DOORS	Three sets of glass entry doors allow access from all sides of the buildings.

MECHANICAL DETAIL

ELEVATORS	11 traction passenger elevators, each with 3,500-pound capacity. One hydraulic elevator serves the lower level of the parking garage and one provides access to Building 1 from the main lobby.
HVAC	There are 8 rooftop-mounted units (RMUs) which range in size from 135 to 220 tons. Air handlers deliver the conditioned air to tenant spaces via concealed ducts above the ceiling. The building is on an energy management system (EMS).
ELECTRICAL	Electricity is provided to each building by 1,200-Amp bus, 277/480-Volt, three-phase, four-wire, alternating current (AC) power supplied by copper wire in metallic conduit.
FIRE PROTECTION/LIFE SAFETY	Fully-sprinklered via an overhead, wet pipe, automatic sprinkler system. Life safety systems include a central alarm panel, strobe light alarms, illuminated exit signs, battery back-up light fixtures, hard-wired/battery-operated smoke detectors, and fire extinguishers.
EMERGENCY GENERATOR	Emergency power is run via a diesel-powered 410 KVA electrical generator with an above-ground fuel tank.
UTILITIES	<p>Water/Sewer: City of Newton</p> <p>Electricity: Eversource</p> <p>Gas: National Grid</p>



FOR MORE INFORMATION, PLEASE CONTACT THE LEASING TEAM:

Chris Decembrele
+1 617 316 6452
Christopher.Decembrele@am.jll.com

Alison Powers
+1 617 531 4158
Alison.Powers@am.jll.com

Rob Mahoney
+1 617 316 6412
Rob.Mahoney@am.jll.com



ALEXANDRIA.