



100 QUANNAPOWITT PARKWAY

OFFICE SPACE | 23,369 SF AVAILABLE

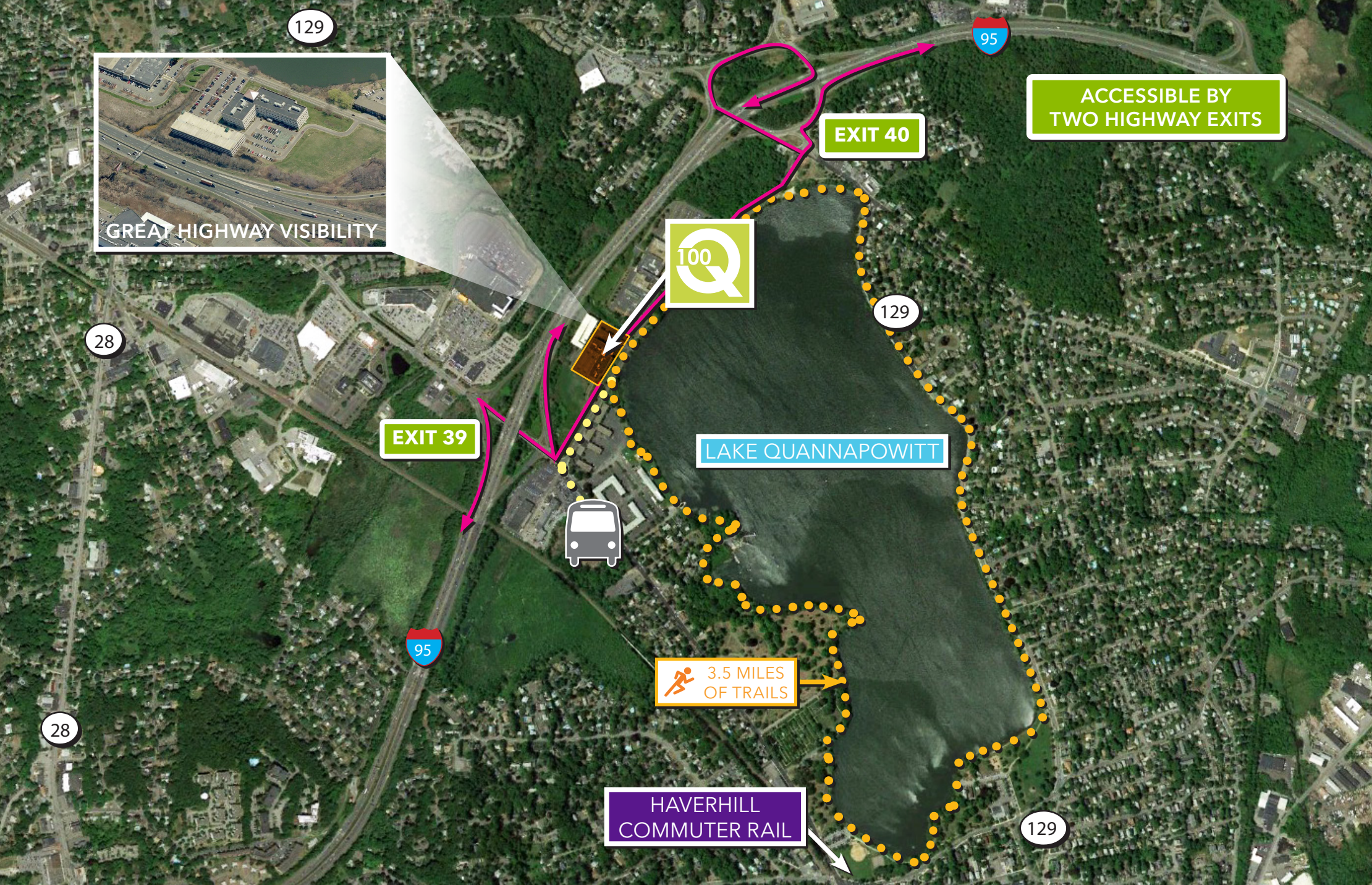




**OFFICE SPACE
ON LAKE
QUANNAPOWITT**

AVAILABLE IMMEDIATELY





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OUTDOOR COLLABORATIVE SPACE

BOAT RENTALS
PADDLE BOARD
KAYAK

3.5 MILES OF TRAILS 🏃

.25 MILES
 TO/FROM MBTA BUS 137

1.3 MILES
 TO/FROM COMMUTER RAIL 



ON-SITE AMENITIES



WITHIN 5 MILES

9 
BARS

 25
RESTAURANTS

3 
HOTELS

 12
COFFEE SHOPS

7 
FITNESS CENTERS

 17
SHOPS



**100
QUANNAPOWITT
PARKWAY**



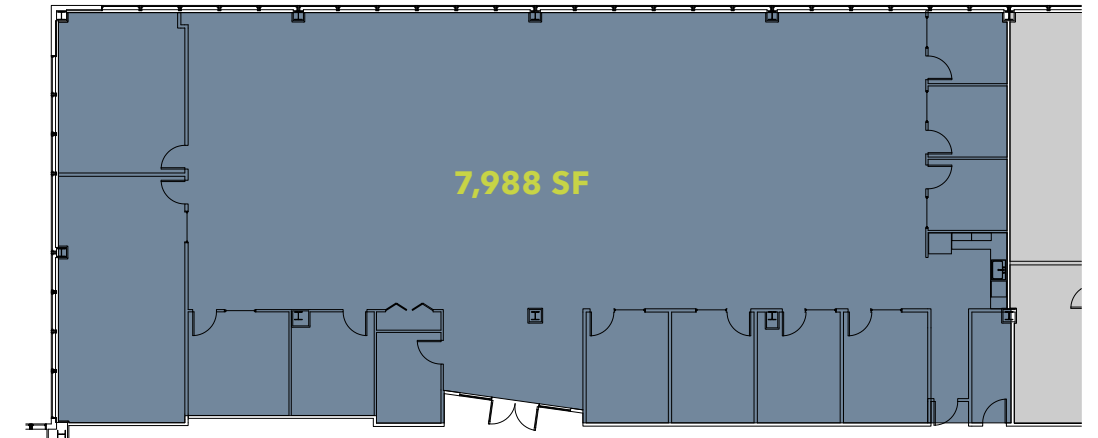
BUILDING SPECIFICATIONS

BUILDING TYPE	Office
BUILDING SIZE	168,000 SF
SF	23,369 SF
NUMBER OF FLOORS	4
AVERAGE FLOORPLATE SIZE	44,000 SF
FLOOR-TO-FLOOR CEILING HEIGHTS	11'6"
LOADING DOCKS	One (1) loading dock
ELEVATORS	Three (3) 3,500 lb capacity hydraulic elevators
HVAC	Five (5) McQuay rooftop units with ceiling mounted VAV units and electric heating coils. Managed by BMS Energy Management System.
ELECTRIC	4,000 amp, 3-phase, 4-wire 277/480-volt
TELCO PROVIDER	Verizon, Lighttower, Comcast Business
SECURITY	Keycard access, security cameras and roving patrols
PARKING	4.0 spaces / 1,000 SF - free parking
GENERATOR	500KW Caterpillar Generator with excess capacity for tenant use

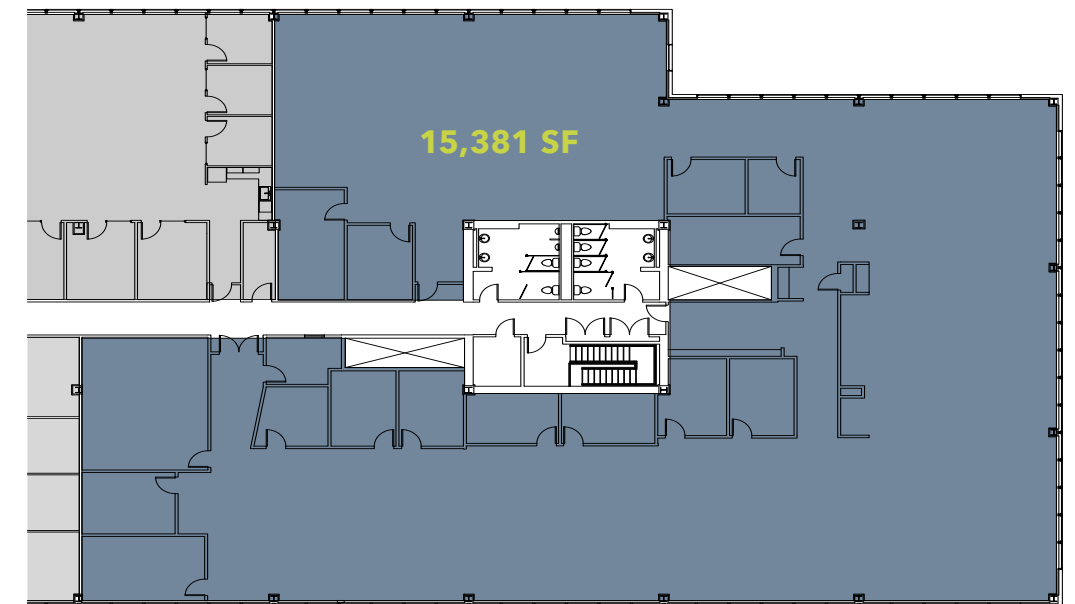
FOURTH FLOOR

■ 23,369 SF

SUITE 401



SUITE 402



**WORK. RUN. DINE.
DRINK. SHOP.**

**ALL IN A DAY'S
WORK.**





JAMES LIPSCOMB
+1 617 833 3777
James.Lipscomb@am.jll.com

JORDAN YARBORO
+ 1 617 531 4262
Jordan.Yarboro@am.jll.com