

# 425 MEDFORD

SCHRAFFT'S  
CHARLESTOWN

**187,418 SF SUBDIVIDABLE  
OFFICE & R&D SPACE  
FOR LEASE**



425 Medford is a 187,418 SF three-story flex building situated within the legendary Schrafft's campus in Charlestown. With expansive floor plates and exceptional column spacing, the space is ideal for industrial, office and R&D users. With immediate availability, 425 Medford is the perfect opportunity for tenants seeking an unrivaled combination of direct highway access and a standalone identity within an innovative urban campus.

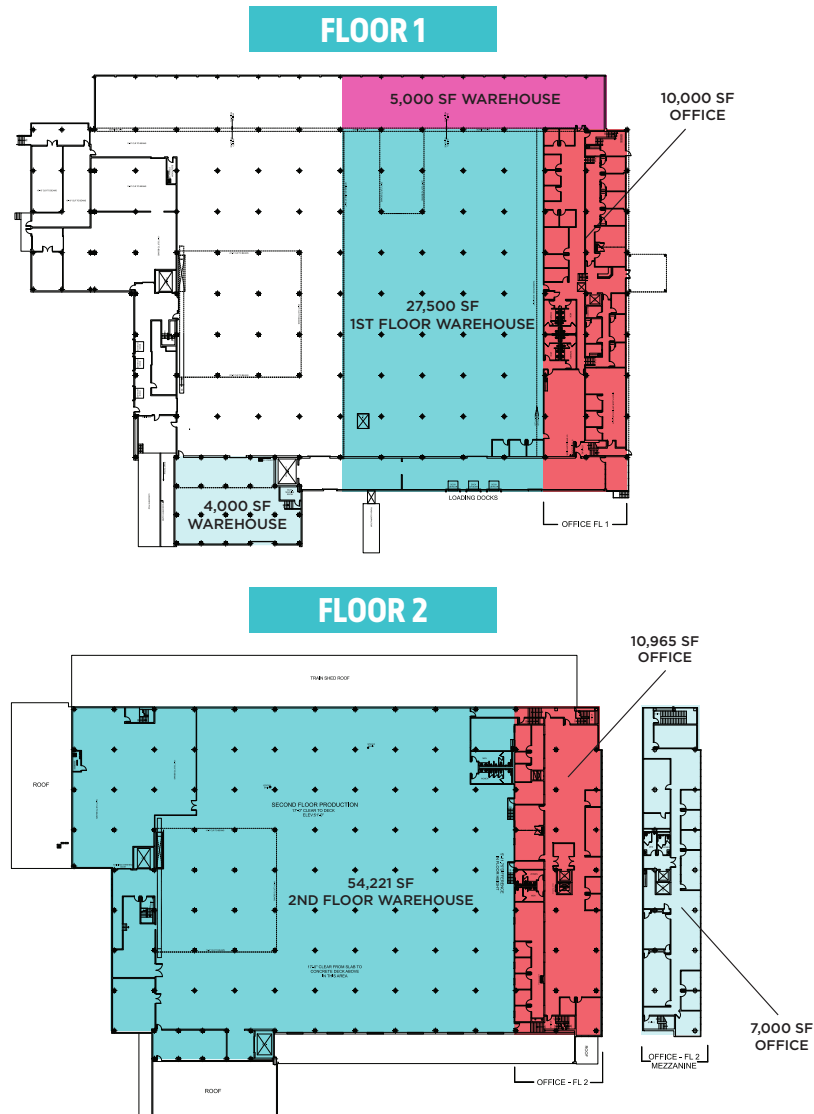
## OPPORTUNITY HIGHLIGHTS

- Can accommodate a variety of users, including office, industrial, flex R&D and manufacturing
- Exceptional column spacing
- Desired clear heights
- Ample tailboard docks

# BUILDING SPECIFICATIONS

BUILDING SIZE	187,418+ SF subdividable for any combination of office, industrial and/or manufacturing uses
AVAILABLE SPACE	<b>1st Floor</b> Office: 10,000 SF Flex: 5,000 – 40,000 SF
	<b>2nd Floor</b> Office: 7,000 - 10,965 SF Flex: 54,221 SF
CEILING HEIGHTS	1st Floor: 26' 6" 2nd Floor: 17'4"
COLUMN SPACING	22'
PARKING	At least 350 free on-site spaces

LOADING DOCKS	23 tailboard loading docks
FREIGHT ELEVATORS	2
HVAC	Air-conditioned office space Gas-fired rooftop units service the production area Johnson air rotation unit heats the warehouse space
POWER	400 amp, 227/480 volts, 3-phase, 4 wire
UTILITIES	Heating – Gas Water – City of Charlestown Sewer – City of Charlestown



For more information, or to schedule a tour contact:

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Owner/developer:



Leasing agent:

