

CLASS A OFFICE SPACE / FOR LEASE

Colliers



EDG EWATER
DRIVE

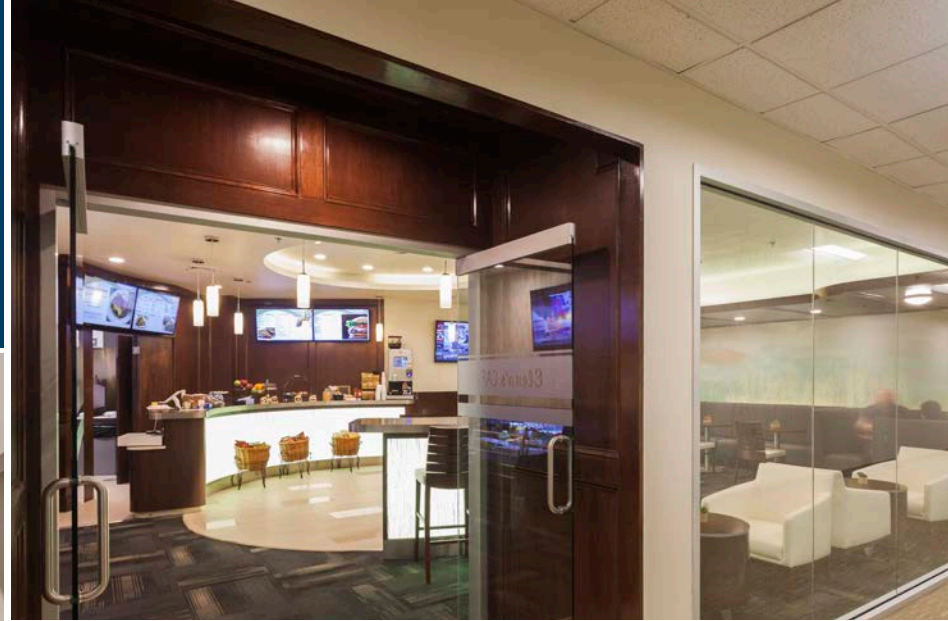
NORWOOD, MASSACHUSETTS

4,387 - 9,028 SF AVAILABLE

Strategic Route 1 location with best on-site amenities including a full-service cafe and fitness center.

91,000 SF CLASS A OFFICE SPACE

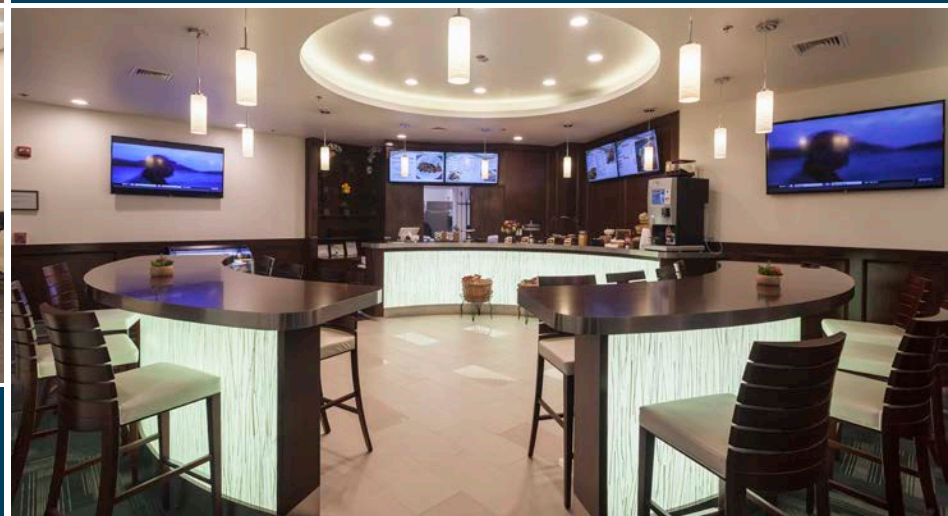
Fronting one of the state's most heavily traveled highways, One Edgewater Drive is a suburban corporate destination complemented by a top-shelf amenity package that makes for the perfect tenant experience.



HIGH-END, FULL SERVICE CAFE / CORPORATE LOUNGE
Available for Tenant Functions, serving Breakfast and Lunch



STATE-OF-THE-ART FITNESS CENTER
with Locker Rooms & Showers

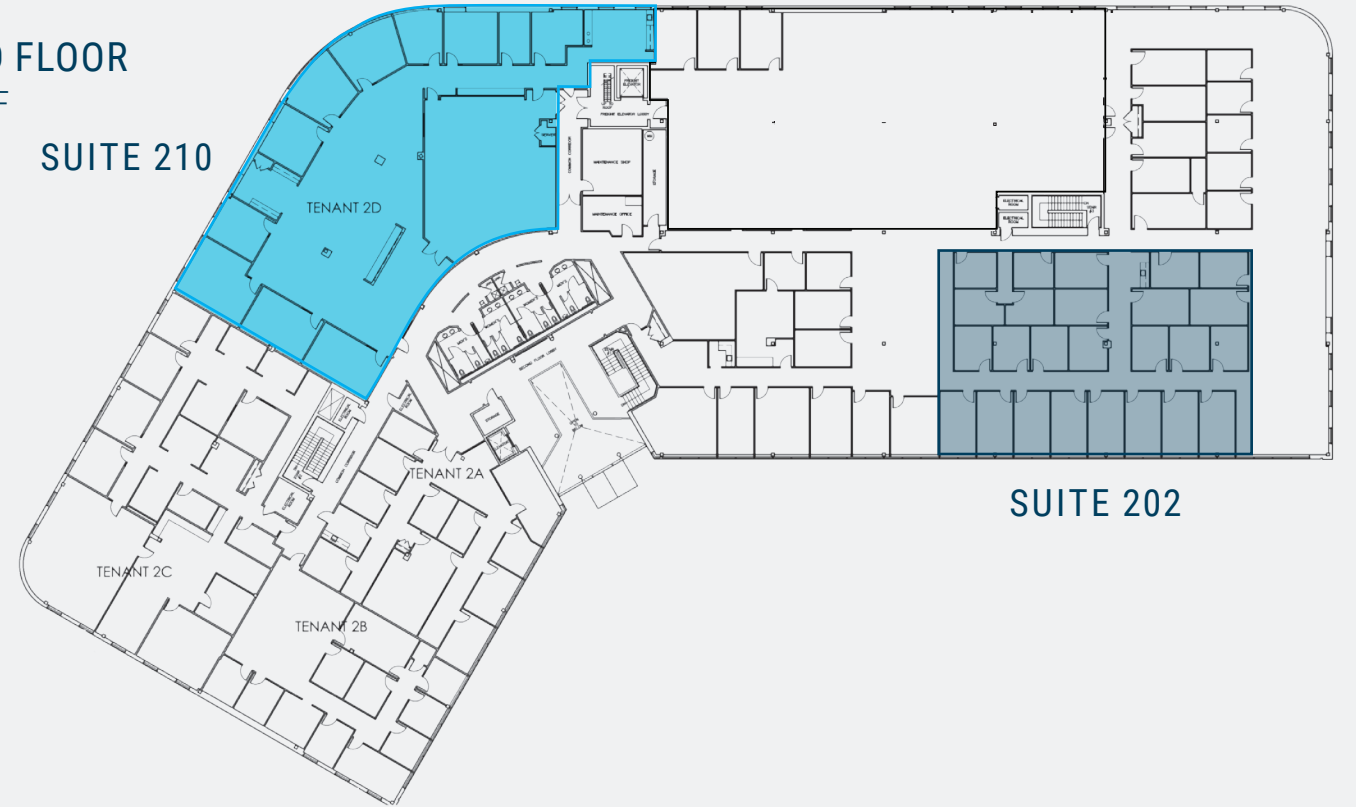


ONE
EDGEWATER
DRIVE



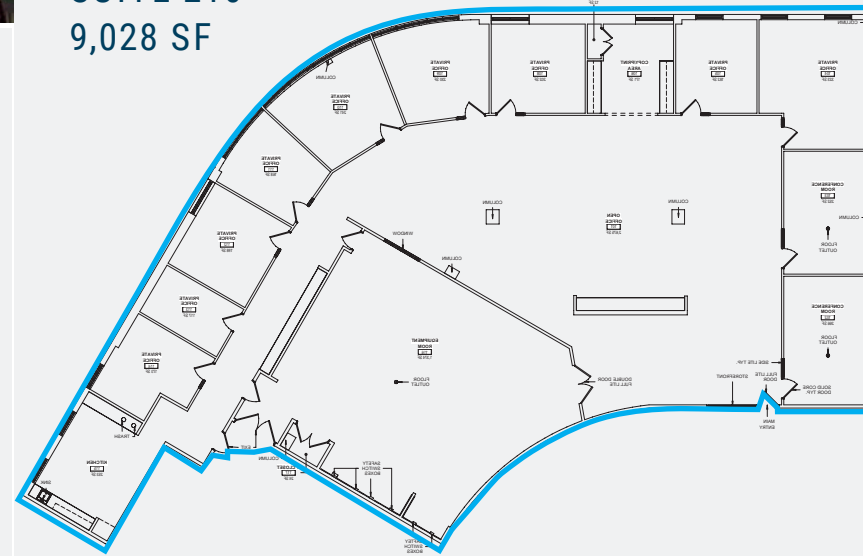
SECOND FLOOR
13,415 SF

SUITE 210

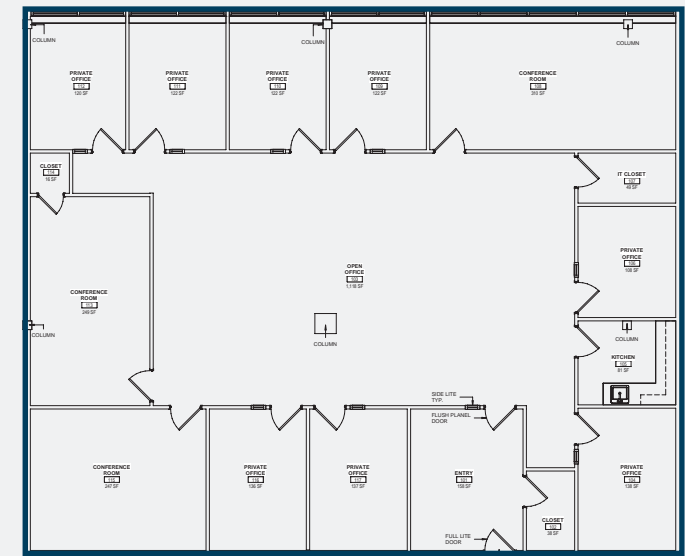


SUITE 202

SUITE 210
9,028 SF



SUITE 202
4,387 SF



PROPERTY SPECIFICATIONS

BUILDING SIZE:	91,000 SF
YEAR BUILT:	1985, renovated in 2005 and 2014
PARKING:	4/1,000 SF
DOCKS:	Two tailboard docks with levelers
ROOF:	New, 2017
HVAC:	VAV box system with two rooftop units (New, 2017)
ELEVATOR:	One Passenger, One Freight (adjacent to loading)
UTILITIES:	Gas: National Grid Electric: Norwood Light Water/Sewer: Town of Norwood
TELECOM:	Verizon & Comcast

BOSTON



UNIVERSITY STATION®



128



LEGACYplace



COURTYARD

DUNKIN' DONUTS

OUTBACK STEAKHOUSE

FedEx®

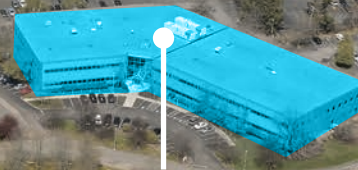


BERTUCCI'S



TRAFFIC COUNT
65,000 CARS
PER DAY

ROUTE 1
SIGNAGE
POTENTIAL



ONE
EDGEWATER
DRIVE

WALPOLE MALL

BARNES & NOBLE
BOOKSELLERS

FIVE GUYS
BURGERS and FRIES

KOHL'S

chili's

WORK/STAY/SHOP/DINE

Just off of Route 1 in Norwood, 1 Edgewater Drive is surrounded by numerous amenities and is centrally located between the Walpole Mall and outdoor shopping and dining destinations such as Legacy Place in Dedham, and University Station in Westwood.



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