



SANTILLI HIGHWAY

135

144,612 SF
OFFICE SPACE
AVAILABLE

BUILDING FEATURES

Located at 135 Santilli Highway, this 12.2-acre site offers an urban setting with ample amenities and convenient accessibility via I-93, Route 1, and the MBTA Orange Line.

Positioned alongside the Malden River, tenants also enjoy direct access to the adjacent Village Landing Park and proximity to top local amenities including Night Shift Brewing.

Exclusive Amenities



River Views & Park Access



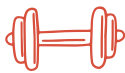
4.0/1000
Parking Ratio



Shuttle to MBTA
Orange Line
(Wellington)



Newly
Renovated
Lobby



Fitness Center
with Lockers
& Showers



Full-Service
Cafe



Ample
Local
Amenities



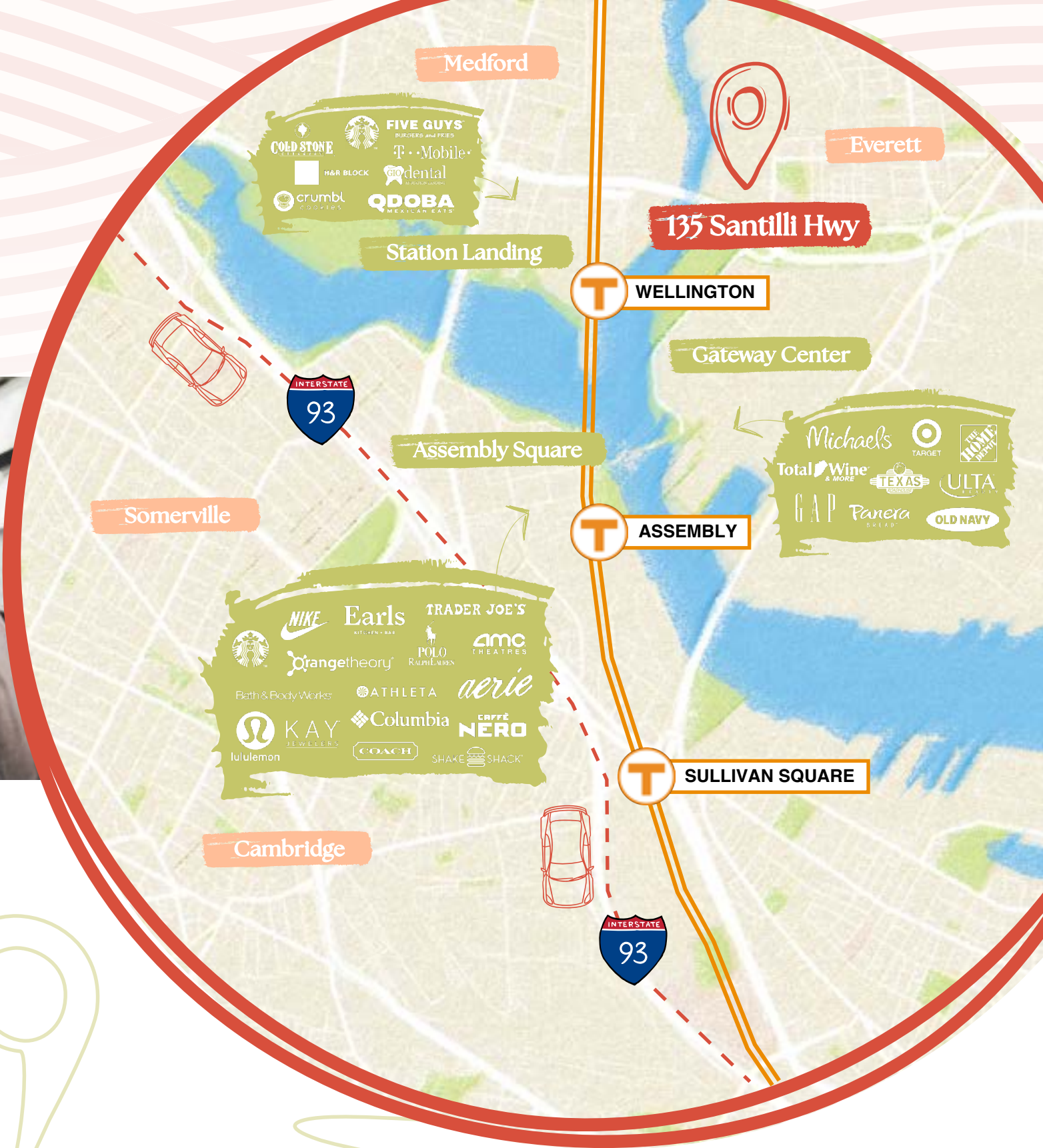
Lounge &
Collaboration
Areas



Newly
Renovated
Lobby



ACCESS & AMENITIES



Accessibility

Orange Line	Walking Distance
Route 93	1.5 Miles
Somerville	1 Mile
Cambridge	2 Miles
Downtown Boston / Airport	5 Miles

SPACE FEATURES



NEWLY
RENOVATED
LOBBY



FITNESS CENTER
WITH LOCKERS
& SHOWERS



FULL-SERVICE
CAFE



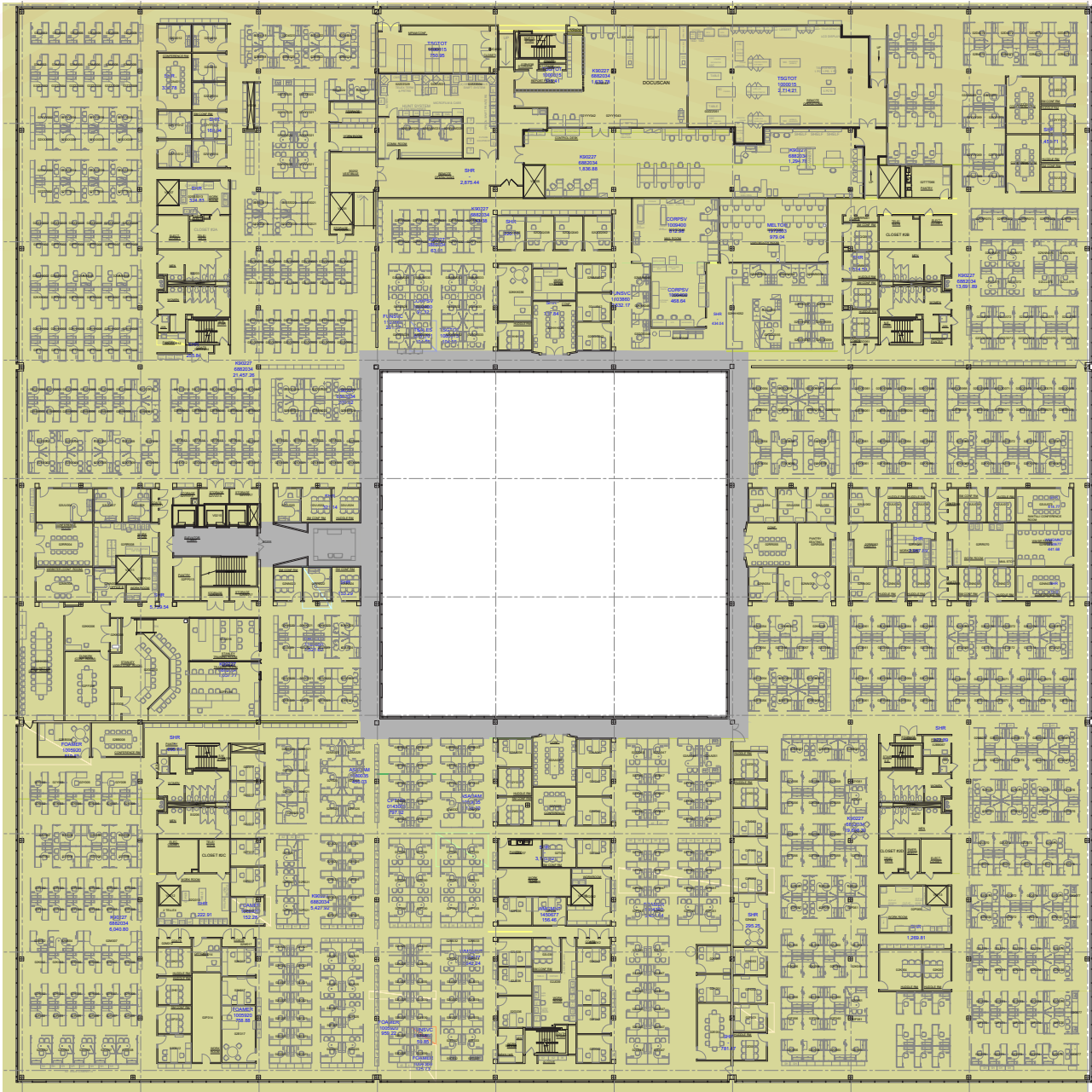
The creative space at 135 Santilli Highway meets the needs of today's companies by offering modern aesthetics and a range of amenities designed to support a collaborative and productive work environment.



AVAILABILITIES

2nd Floor - 144,612 RSF

PROPERTY HIGHLIGHTS



AVAILABILITY

144,612 SF on the 2nd floor, sub-divisible to 25,000 SF
Available Immediately

RENTAL RATE

Negotiable

BUILDING AMENITIES

- Recently renovated, Full-service cafeteria, Fitness center, Common conference facility, Lobby, Covered parking, Central courtyard
- Walking distance to Wellington Station, an Orange line stop, and immediately adjacent to MBTA bus stops
- Shuttle to and from Wellington Station, Located minutes from downtown Boston, Route 93 and five miles from Logan Airport

COMPLETION DATE

Constructed in 1971; renovated in 1999; common areas, fitness center and café updated during the fourth quarter of 2019.

DESIGN LOAD

The ground floor can bear live loads of 100 pounds per square foot (psf), while elevated floors can support loads of 80 psf, plus 20 psf partition allowance.

CEILING HEIGHTS

Up to 12'7"

HVAC

The HVAC system includes fifteen Trane Intellipack rooftop units (RTUs): eight 50-ton units, six 105-ton units, and one 130-ton unit.

ELECTRICITY

General: National Grid - 23 KVA
Generators: One Caterpillar Model 3516B Olympian Generator, with 2-Mw capacity supports the entire building.
Solar: The building is equipped with a 76 KW photovoltaic (solar powered) system

PARKING

Over 1,200 on-site parking spaces

ENERGY RATINGS

The building is LEED and Energy Star certified





For more information,
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