

25-29 Needham Street

Newton, MA

New Spec Lab Suites

• UP TO 23,756 RSF AVAILABLE



KSLABS
@NEWTON HIGHLANDS

**CUSHMAN &
WAKEFIELD**

LAB SPECIFICATIONS

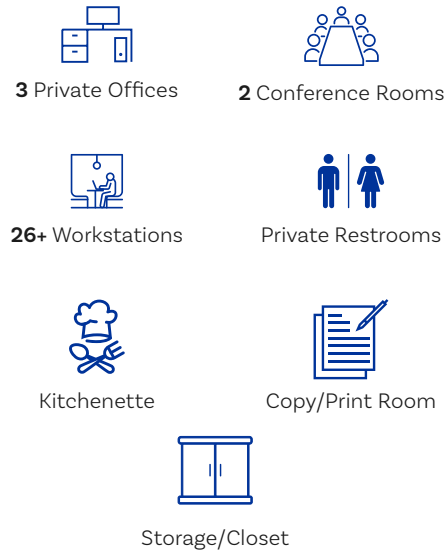
SUITE 25

- » Two (2) – 6’ chemical fume hoods
- » Chip tanks for acid neutralization
- » 5W/RSF emergency generator
- » Bench count: 55 tables
- » Casework
- » Lab storage room, waste storage room, support/ equipment room
- » Dedicated 800 amp @ 480v disconnect service
- » Access to a common loading dock



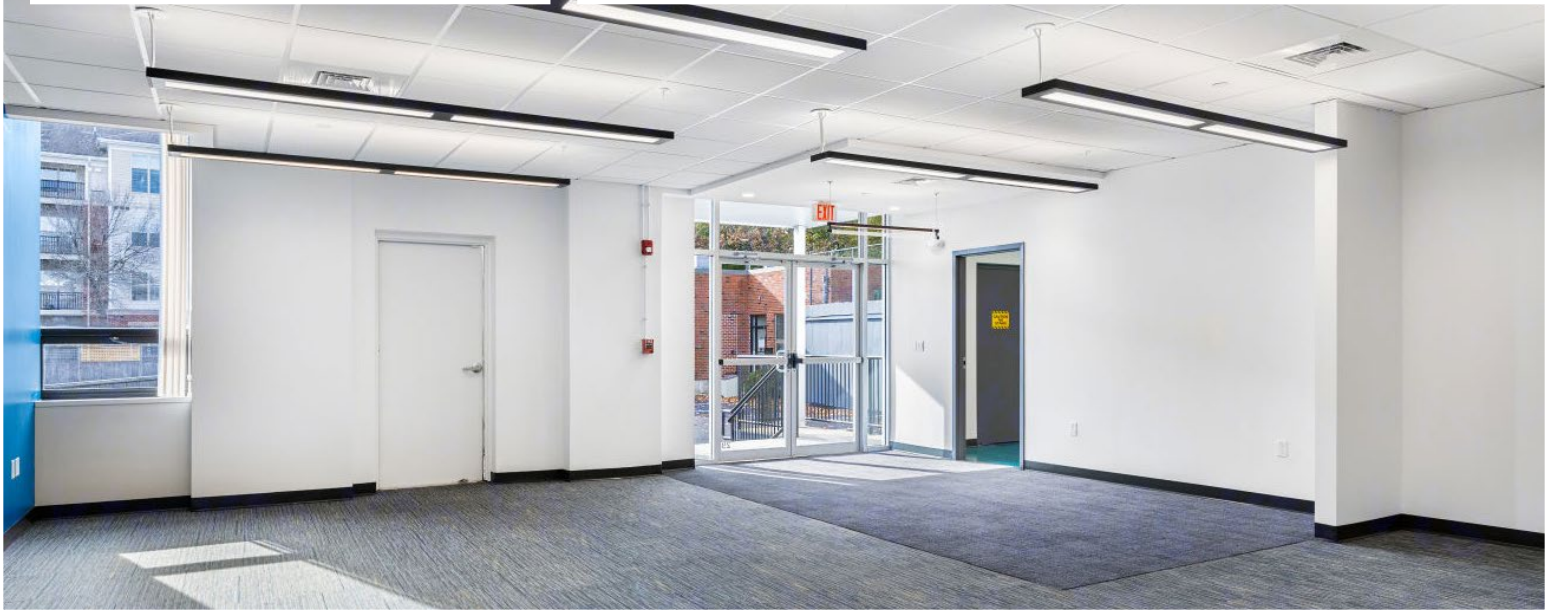
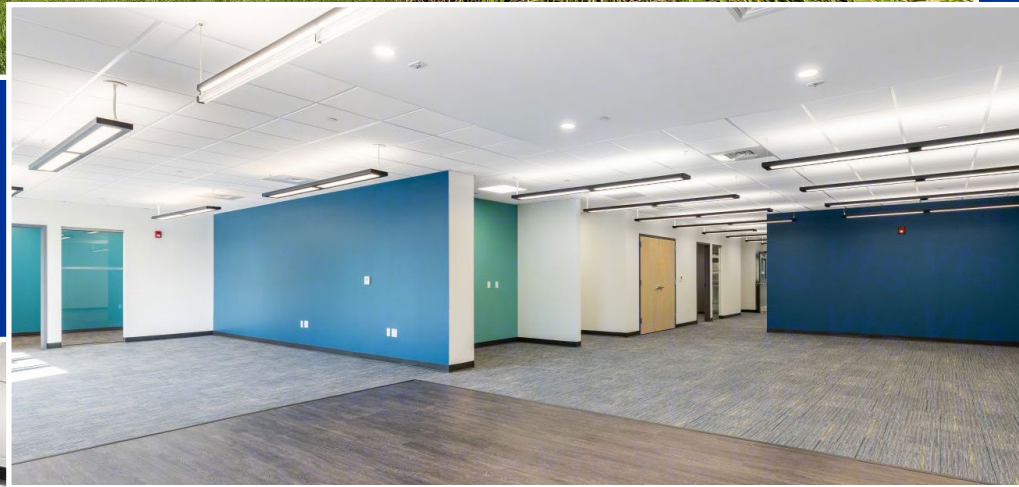
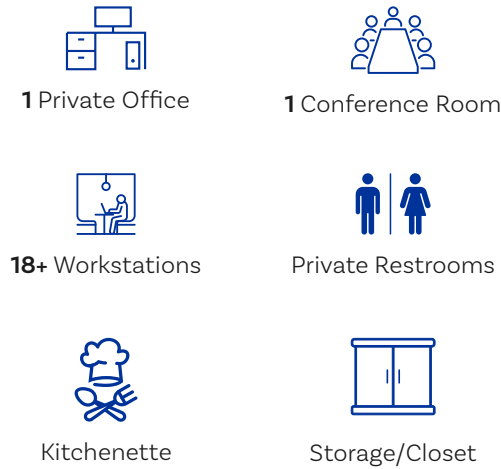
SUITE 27

- » Two (2) – 6’ chemical fume hoods
- » Chip tanks for acid neutralization
- » 5W/RSF emergency generator
- » Bench count: 56 tables
- » Casework
- » Lab storage room, waste storage room, support/ equipment room
- » Dedicated 800 amp @ 480v disconnect service
- » Access to a common loading dock

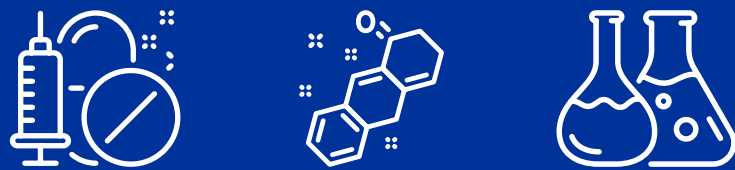


SUITE 29

- » One (1) – 6’ chemical fume hood
- » Chip tanks for acid neutralization
- » 5W/RSF emergency generator
- » Bench count: 31 tables
- » Casework
- » Lab storage room, waste storage room, glass wash/autoclave room
- » Dedicated 800 amp @ 480v disconnect service
- » Access to a dedicated loading dock



BUILDING SPECS



YEAR BUILT/RENOVATED

- » 1965/2023

FIRE & SAFETY

- » Sprinklers

TOTAL RENTABLE AREA

- » 76,400 RSF

GENERATORS

- » Three (3) backup generators providing up to 5W/sqft

NUMBER OF FLOORS

- » 2 stories above grade

LOADING DOCK

- » One (1) dedicated and One (1) shared

FLOOR LOAD

- » All suites on 3” concrete slab

UTILITIES

- » Electricity: Eversource
- » Water: City of Newton
- » Gas: National Grid
- » Sewer: City of Newton

CEILING HEIGHT

- » Floor to Joist: 10’5”
- » Floor to Deck: 12’8”

MOVE-IN READY LAB SPEC SUITES

- » Casework, Benching and Chip Tanks for Acid Neutralization included
- » New 2” water line servicing labs
- » 6’ Fume Hoods
- » Each suite has a dedicated 800 amp @480v disconnect service.

COLUMN SPACING

- » 26’x23’

COMMON AREA FACTOR

- » Up to 22% more efficient than other labbuildings.

POWER

- » 2000 amps, 480v, 3-phase

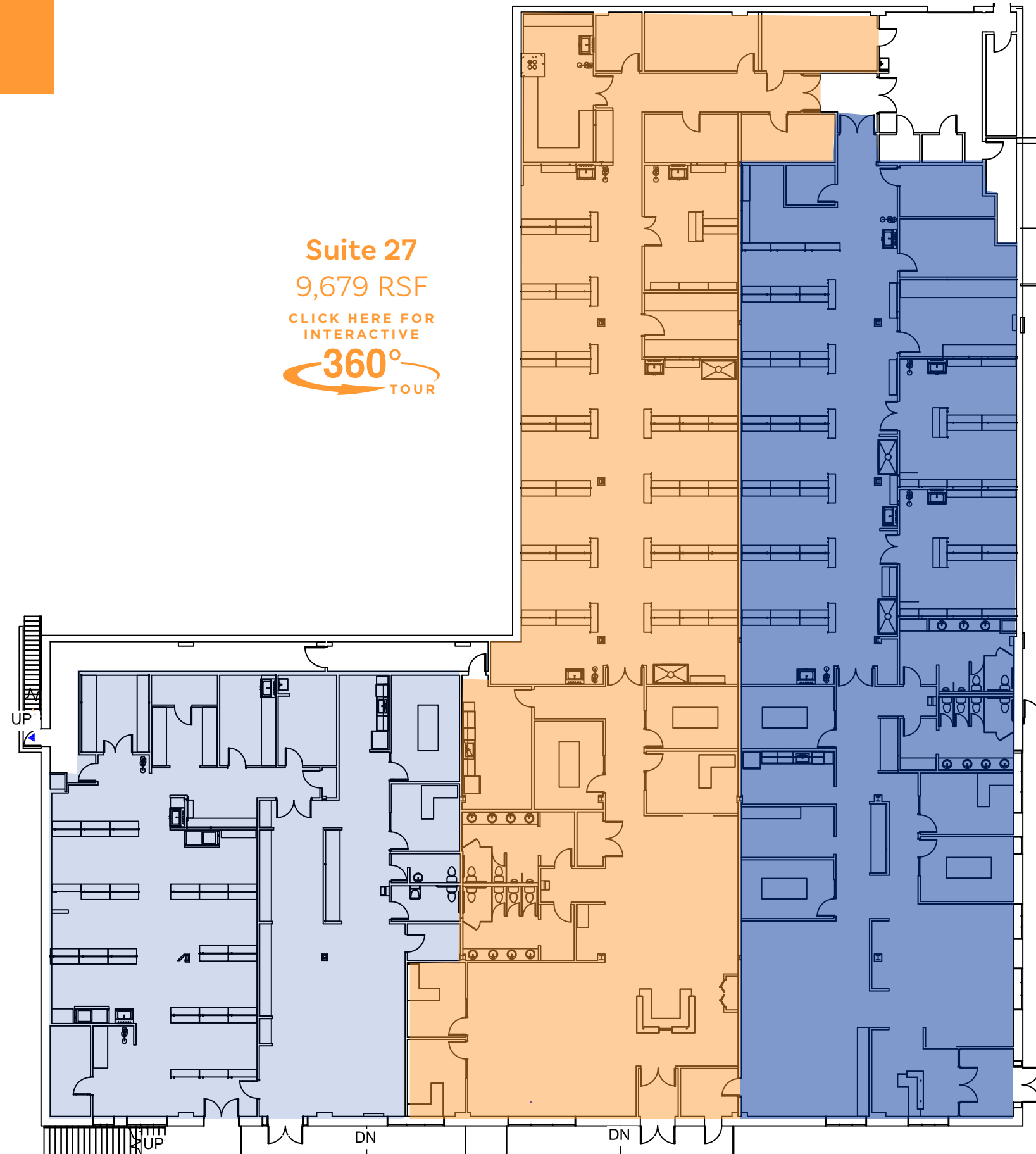
HVAC

- » Three (3) DOAS units serving more than 12 ,000 cfm (MAU-1.cfm/sf, 7.0 ACH)
- » More than 30 heat pumps providing individual localized control to modulate desired temperatures in all labs.
- » Multiple 900 cfm Fume Hood exhaust f ans are provided as well as shaft accommodations for expansion.

AVAILABILITIES

COMBINED SPEC SUITES

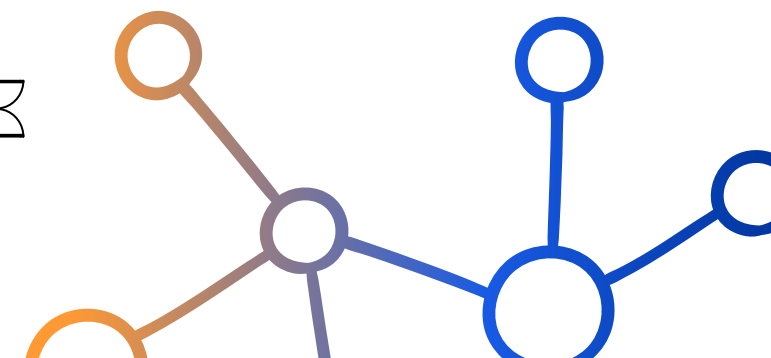
23,756 RSF



Suite 27
9,679 RSF
CLICK HERE FOR
INTERACTIVE
360°
TOUR

Suite 25
8,473 RSF
CLICK HERE FOR
INTERACTIVE
360°
TOUR

Suite 29
5,607 RSF
CLICK HERE FOR
INTERACTIVE
360°
TOUR





SURROUNDING AMENITIES

 **HIGHLAND AVENUE RETAIL**

 **TD Bank**  **Staples**  **LANDRY'S BICYCLES**

 **Panera BREAD**  **MIGHTY SUBS**  **Sprint**  **petco**  **LEARNING TREE PRESCHOOL**

 **NEEDHAM STREET RETAIL**

 **Stop&Shop**  **CHIPOTLE MEXICAN GRILL**  **7-ELEVEN**  **AT&T**  **B.GOOD**

 **HomeGoods**  **Eastern Bank**  **BANK OF AMERICA**

 **burn boot camp**  **DUNKIN'**  **PRESSED CAFE**  **Starbucks**

 **PARTNERS HEALTHCARE**  **TJ-MAXX**  **Bright Horizons**

 **SHOPS AT CHESNUT HILL**

 **bloomingdale's**  **DAIKANYAMA**

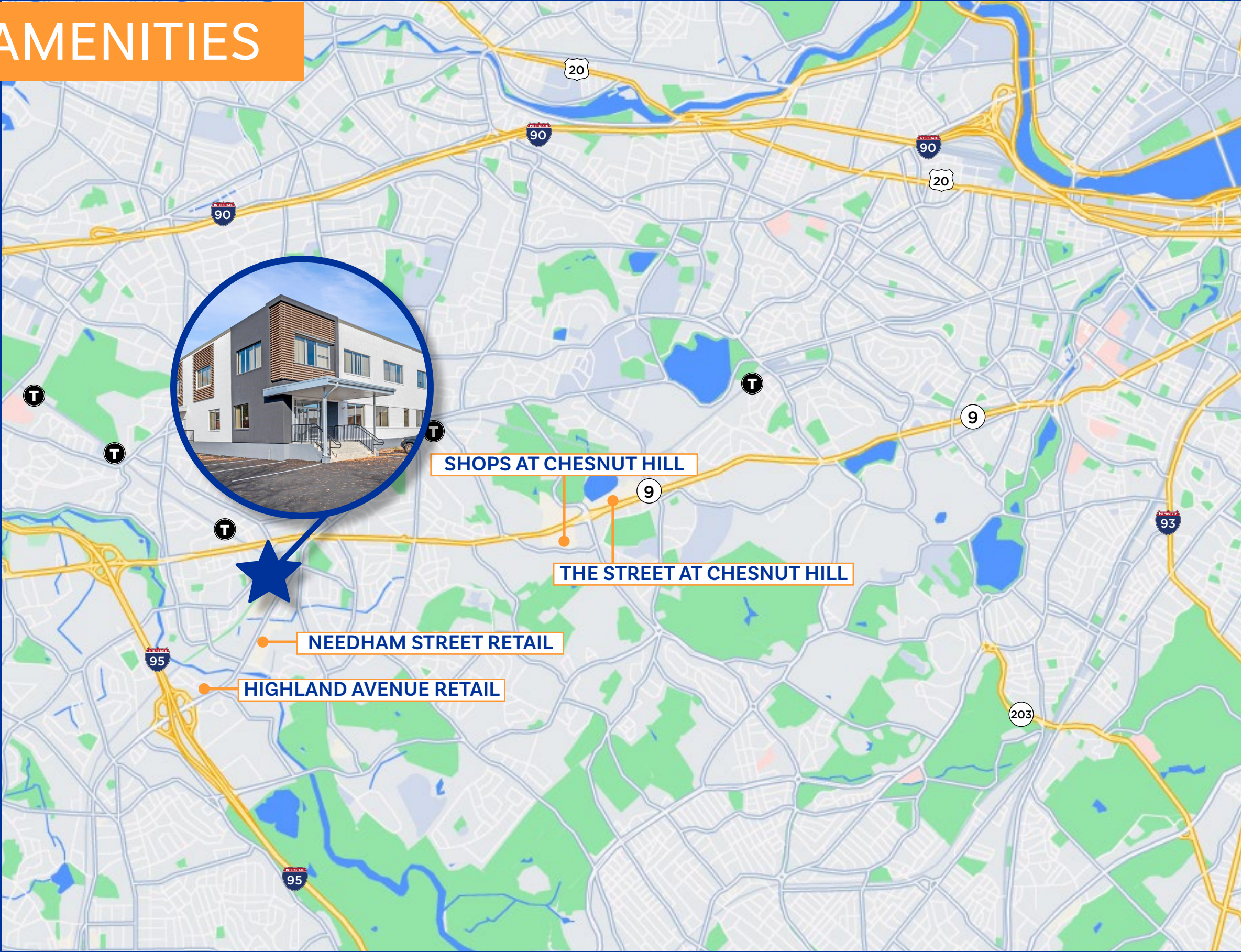
 **FRANK PEPE PIZZERIA NAPOLETANA**  **The Cheesecake Factory**

 **TOKYO Japanese Steakhouse**  **Apple**

 **THE STREET AT CHESNUT HILL**

 **SHAKE SHACK**  **juice press**  **WARBY PARKER**  **BLUE BOTTLE COFFEE**

 **LOCAL SEA FOODS**  **BARRY'S**  **DAVIO'S NORTHERN ITALIAN STEAKHOUSE**



25-29 NEEDHAM STREET

Newton, MA



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