



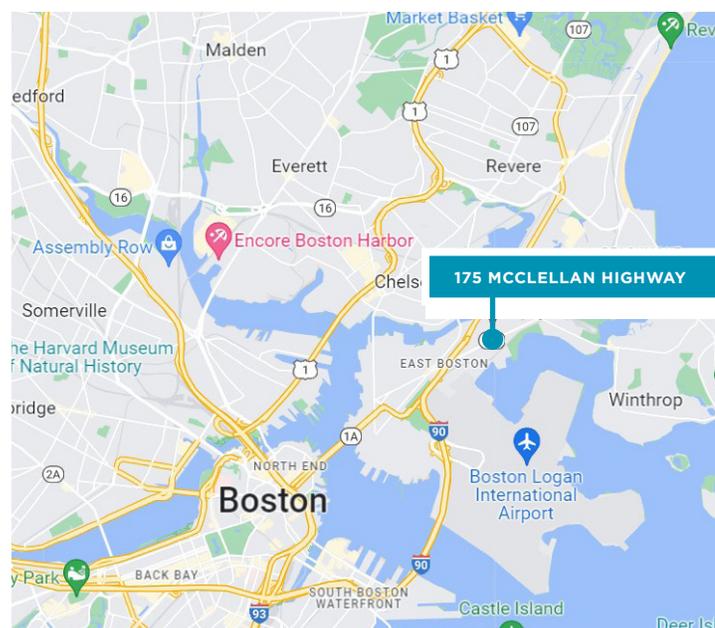
175 McClellan Highway

East Boston, MA

50,000 SF
AVAILABLE

PROPERTY HIGHLIGHTS

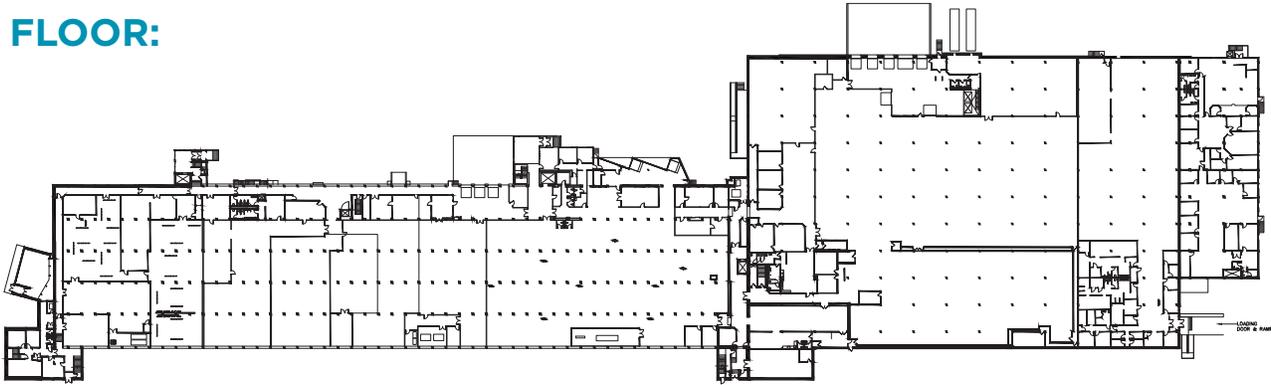
Total Building Area:	400,000 SF
Space Available:	50,000 SF
HVAC:	<ul style="list-style-type: none"> - Gas-fired roof top units - Fully air-conditioned offices
Loading:	5 Loading docks
Elevator:	Oversized passenger/freight elevator to 2nd floor. Freight lifts to lower level.
Life Safety:	Fully sprinklered
Parking:	Ample on-site parking
MBTA Proximity:	MBTA bus on-site & +/- half a mile to MBTA stops.
Amenities:	On-site gym, abutting hotels, Starbucks, & other restaurants nearby.



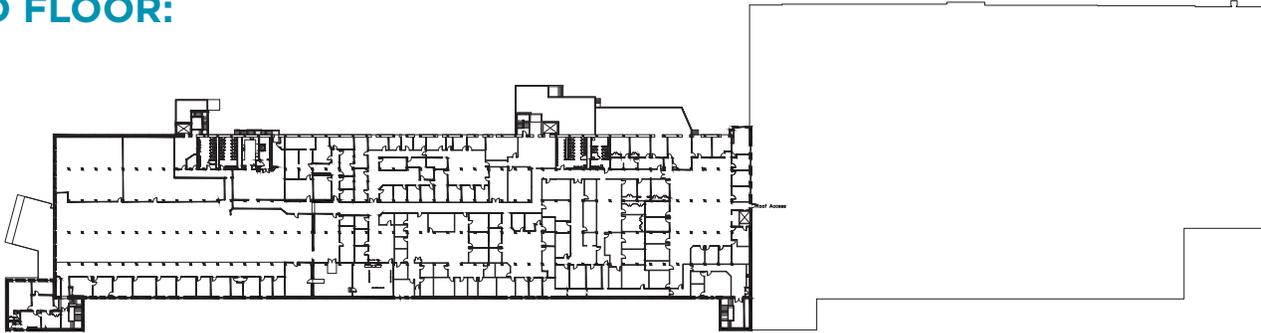
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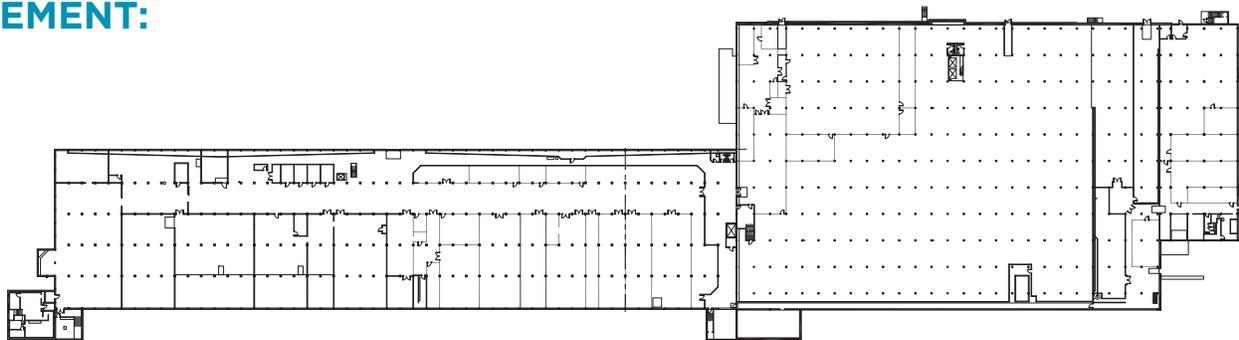
1ST FLOOR:



2ND FLOOR:



BASEMENT:



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