



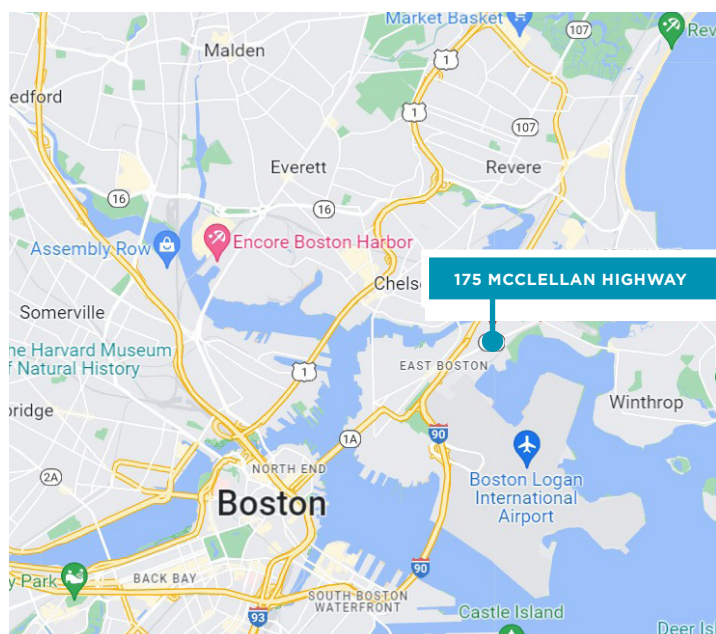
# 175 McClellan Highway

East Boston, MA

**50,000 SF**  
AVAILABLE

## PROPERTY HIGHLIGHTS

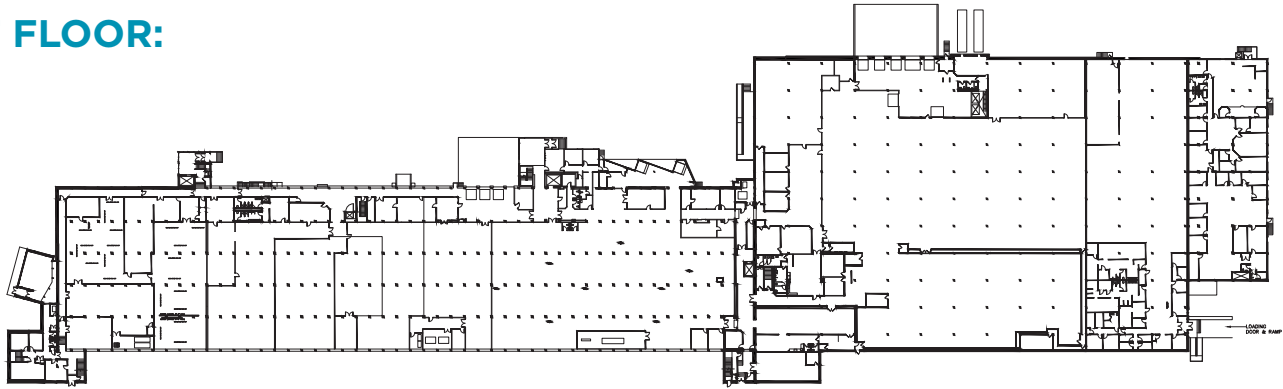
<b>Total Building Area:</b>	400,000 SF
<b>Space Available:</b>	50,000 SF
<b>HVAC:</b>	<ul style="list-style-type: none"> <li>- Gas-fired roof top units</li> <li>- Fully air-conditioned offices</li> </ul>
<b>Loading:</b>	5 Loading docks
<b>Elevator:</b>	Oversized passenger/freight elevator to 2nd floor.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



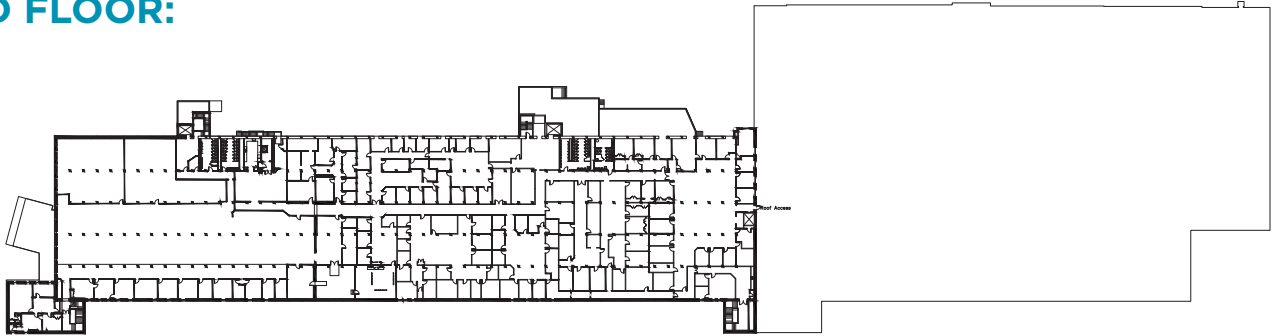
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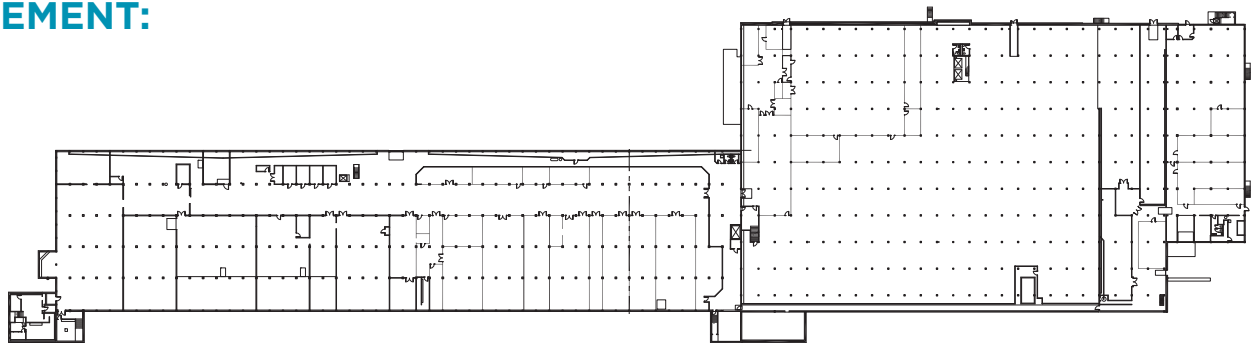
**1ST FLOOR:**



**2ND FLOOR:**



**BASEMENT:**



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