

95 HAYDEN AVENUE | LEXINGTON, MA

LEDGEMONT TECHNOLOGY CENTER

a new standard in office excellence

±199,239 SF



designed for the future of work

95 Hayden Ave. is a mixed-use, Class A office building in a private setting adjacent to Hayden Woods Conservation Area. It features a full-service kitchen & cafeteria, fitness & wellness amenities, with planned architectural upgrades.

building highlights



±199,239 SF



Parking Ratio
3.37/1000 SF



New Café



New Conference
Facility



New Fitness Center



Upgraded Lobby
& Lounge Area



space to scale

At 95 Hayden Avenue, work and well-being come together across a modern 200,000 SF campus surrounded by nature and innovation. From its full-service amenities to its seamless access to Lexington’s thriving life science and technology scene, this is a place designed to grow with you.

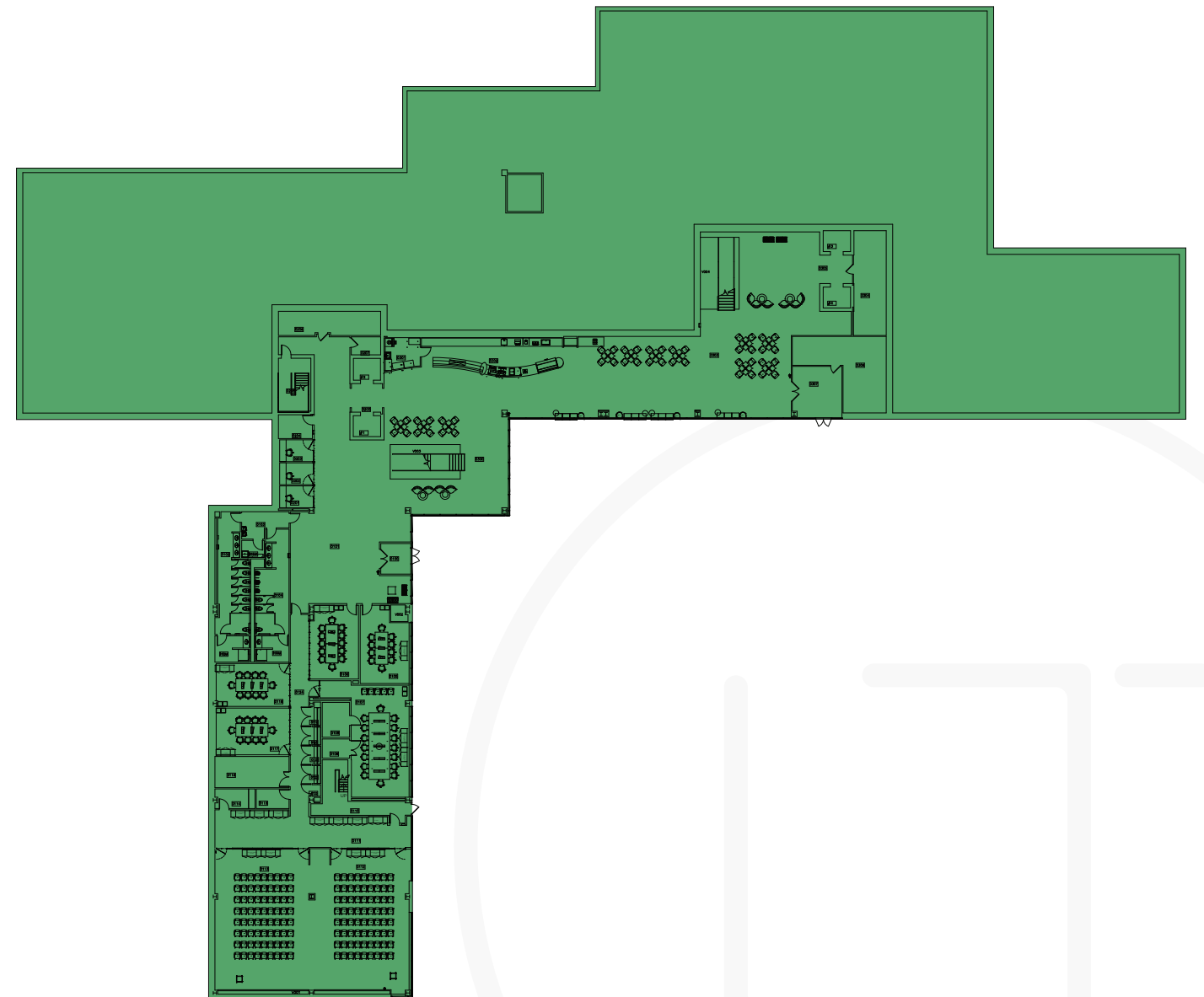
availabilities

4th Floor	39,290 SF
3rd Floor	50,969 SF
2nd Floor	50,211 SF
1st Floor	40,731 SF
Ground Floor	18,038 SF
TOTAL	199,239 SF

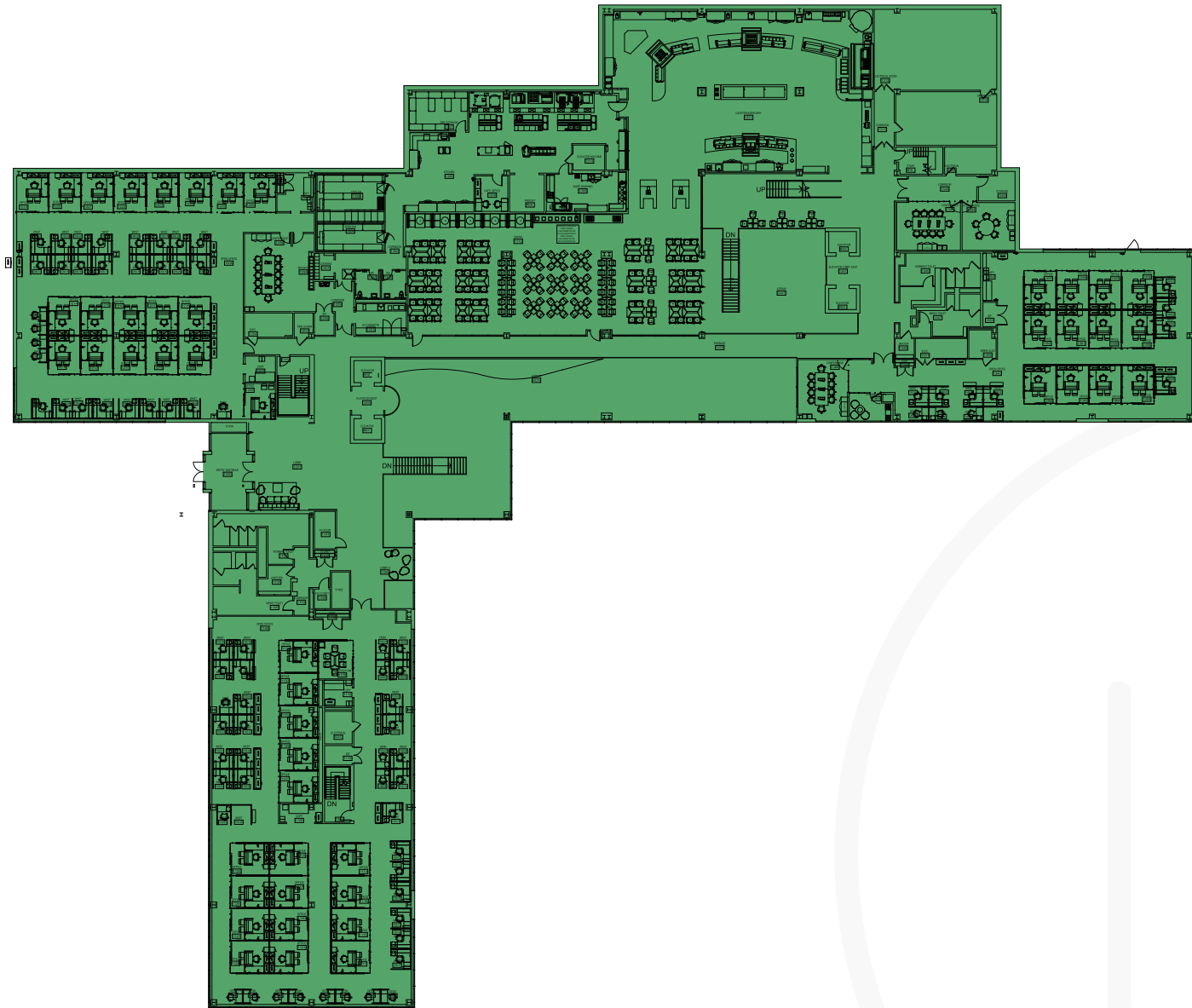


ground floor
18,038 SF

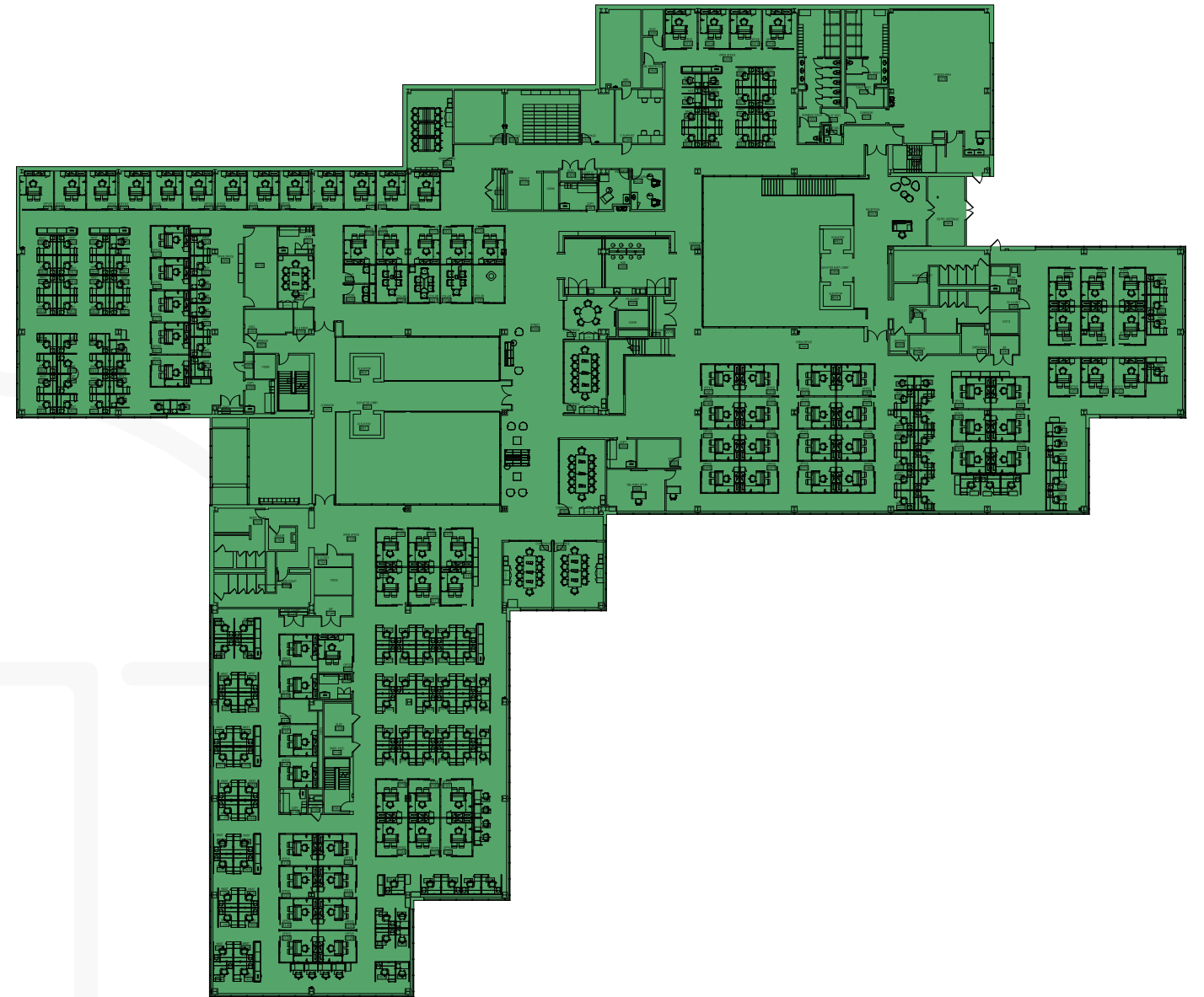
LEDGEMONT
TECHNOLOGY CENTER



first floor
40,731 SF

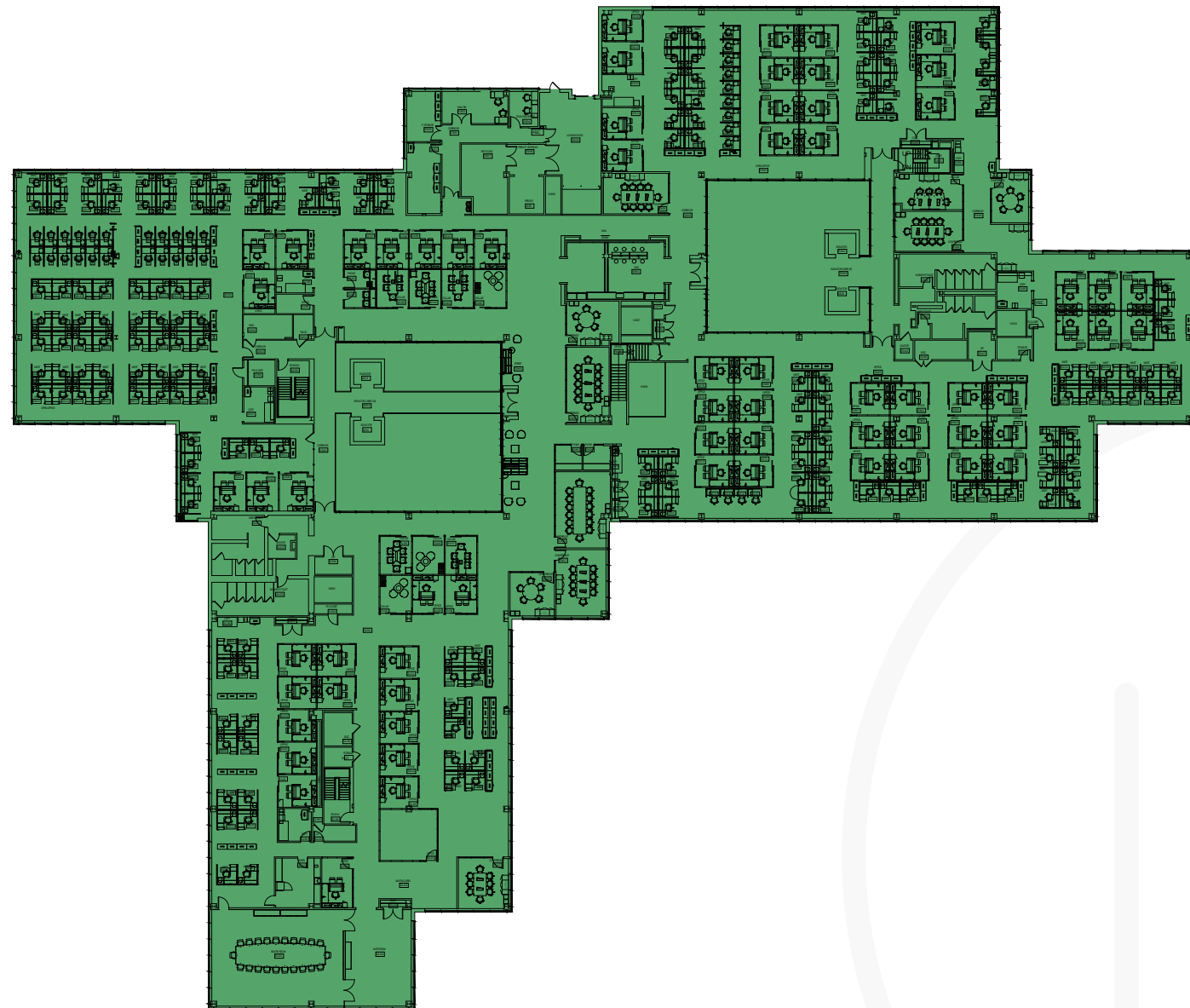


second floor
50,211 SF

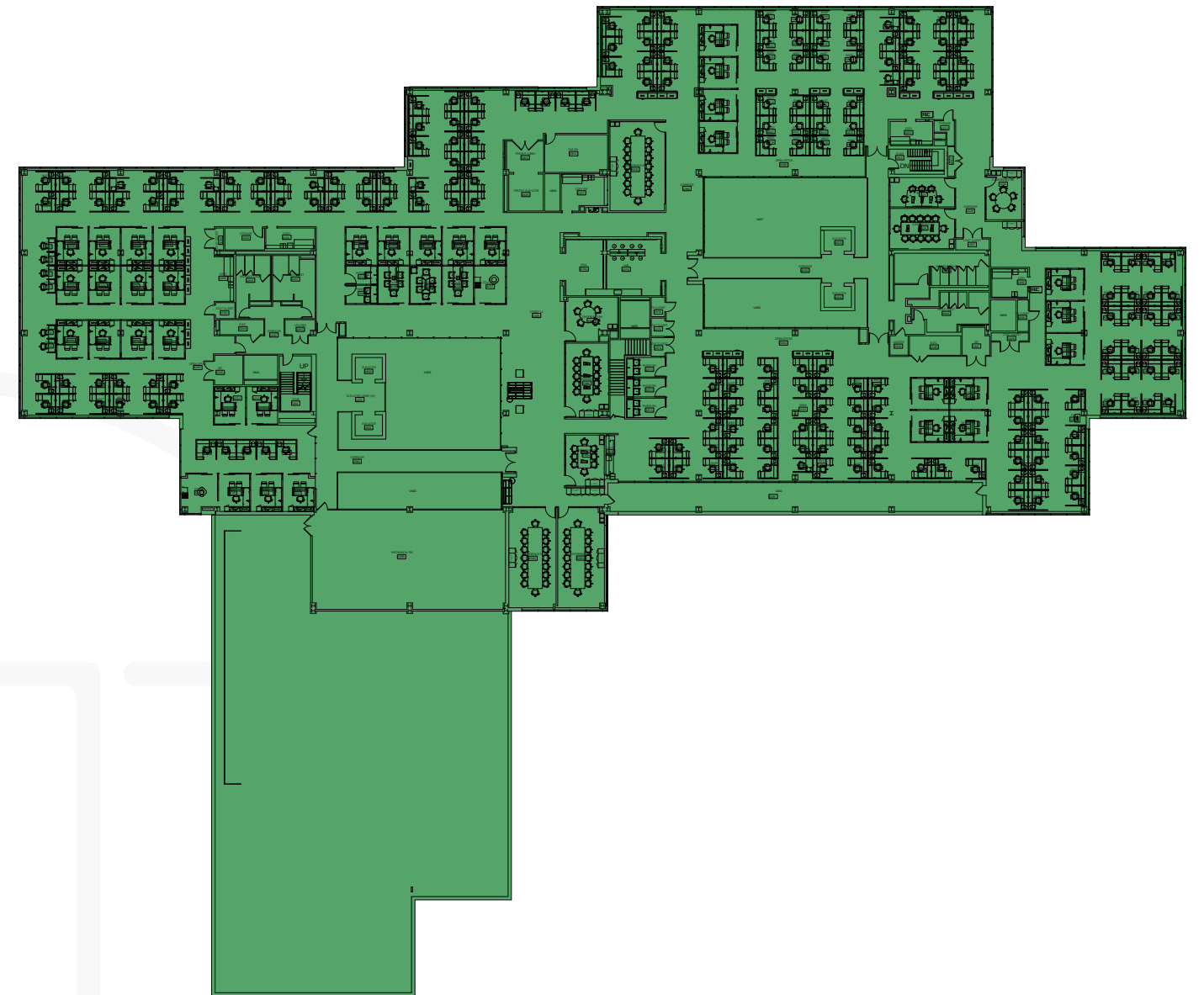


LEDGEMONT
TECHNOLOGY CENTER

third floor
50,969 SF



fourth floor
39,290 SF



LEDGEMONT
TECHNOLOGY CENTER

connected convenient complete

strategic location

Within Lexington's established tech & life sciences cluster

Adjacent to Hayden Woods Conservation Area

Easy access to I-95, Route 2, Hanscom Air Force Base



nearby amenities

- 30+ RESTAURANTS**
Including Neillio's, Town Meeting Bistro, il Casale, and Ruth's Chris Steak House
- 10 HOTELS**
Including Aloft, Element, Hilton Garden Inn, Embassy Suites
- 10 RETAIL**
Including The Crafty Yankee, Michelson's Shoes, Artinian Jewelry
- 7 FITNESS & WELLNESS**
Including Orangetheory, YMCA, F45 Training, One2One BodyScapes

on-campus amenities

- Full-service cafeteria
- Wellness rooms
- Fitness area
- Collaboration hubs
- Architectural upgrades underway



LEDGEMONT TECHNOLOGY CENTER

Let's Talk Opportunity

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