



FOR SALE

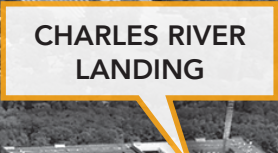
40,235 SF STABILIZED OFFICE BUILDING

**140 GOULD STREET
NEEDHAM, MA**



OVERVIEW

Own a stabilized multi-tenanted office building in the Newton/Needham submarket just minutes from the much-coveted exit 19 off I-95. 140 Gould Street in Needham presents investors with the opportunity to own a 40,235 SF two-story office building in a suburban market that continuously boasts minuscule vacancy rates. With a diverse rent roll of tenants, a new buyer will benefit from numerous base building capital improvements along with value-add upside. The new on/off ramp at Kendrick Street off of I-95 should provide a tremendous release valve for traffic and tremendous accessibility to the coveted retail amenities on Highland Avenue and Needham Street all within the innovative N2 Corridor.



INVESTMENT DRIVERS



MULTI-TENANTED STABILIZED BUILDING

This multi-tenanted, stabilized office building in Boston's submarket of Needham provides investors with healthy returns and the opportunity to own underlying real estate with long-term, value-added potential.



HEALTHY PARKING RATIO

The generous parking ratio at 140 Gould Street is a plus for any building of this size in Needham where average parking ratios are 3.0 parking spaces/1000 SF. This asset boasts 3.7 parking spaces/1000 SF.



RECENT CAPITAL IMPROVEMENTS

Recent capital improvements were made to the interior of 140 Gould Street with new first floor bathrooms and high level finishes in the common areas including new lighting and carpeting. The exterior of the asset has a new roof and stucco façade and the rear parking lot was repaved.



STRONG SUBURBAN MARKET

Located in a strong Boston submarket, Needham holds fewer vacancies compared to the abutting towns of Newton, Waltham and Wellesley. Just seconds away from Highland Avenue and Needham Street provides 140 Gould Street with high end local amenities just a stone's throw away.



PRIME TRANSIT-ORIENTED LOCATION

The exit 19 access ramp is conveniently located less than 1 mile from 140 Gould Street, making commuter access easy and the building transit-oriented.

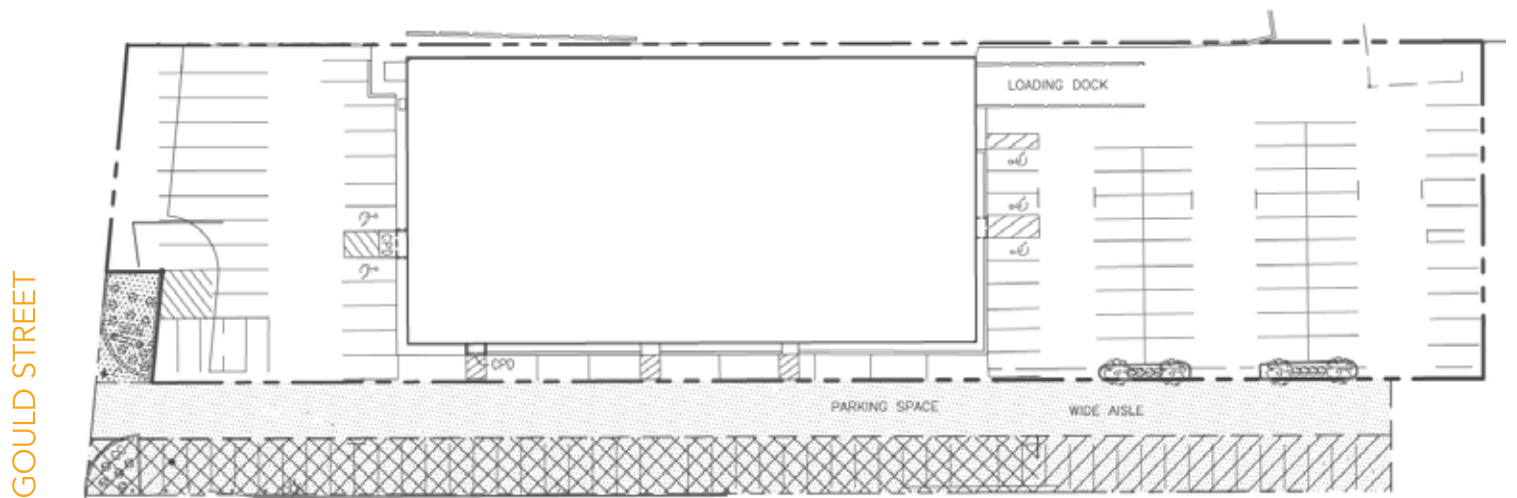


UPSIDE POTENTIAL IN RENTAL INCOME

Current tenants at 140 Gould are paying below-market rents which offers near-term upside potential to investors as in-place leases expire. With in-place average rents in the high teens, investors could re-lease space at current market rents and still remain competitive in the submarket.



SITE DESCRIPTION & PLAN



Property Address	140 Gould Street · Needham, MA 02494	Building Size	40,235 SF
Land Area	1.33 Acres (57,934 SF)	Year Built	1979
Parking Ratio	3.7/1,000 SF	Recent Capital Improvements	New entry & office renovations
Building Profile	2-story office building		New entry and office renovations, new first floor bathrooms and rear parking lot repaved
Roof	Rubber Membrane (2015)		

SUBURBAN OFFICE

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