

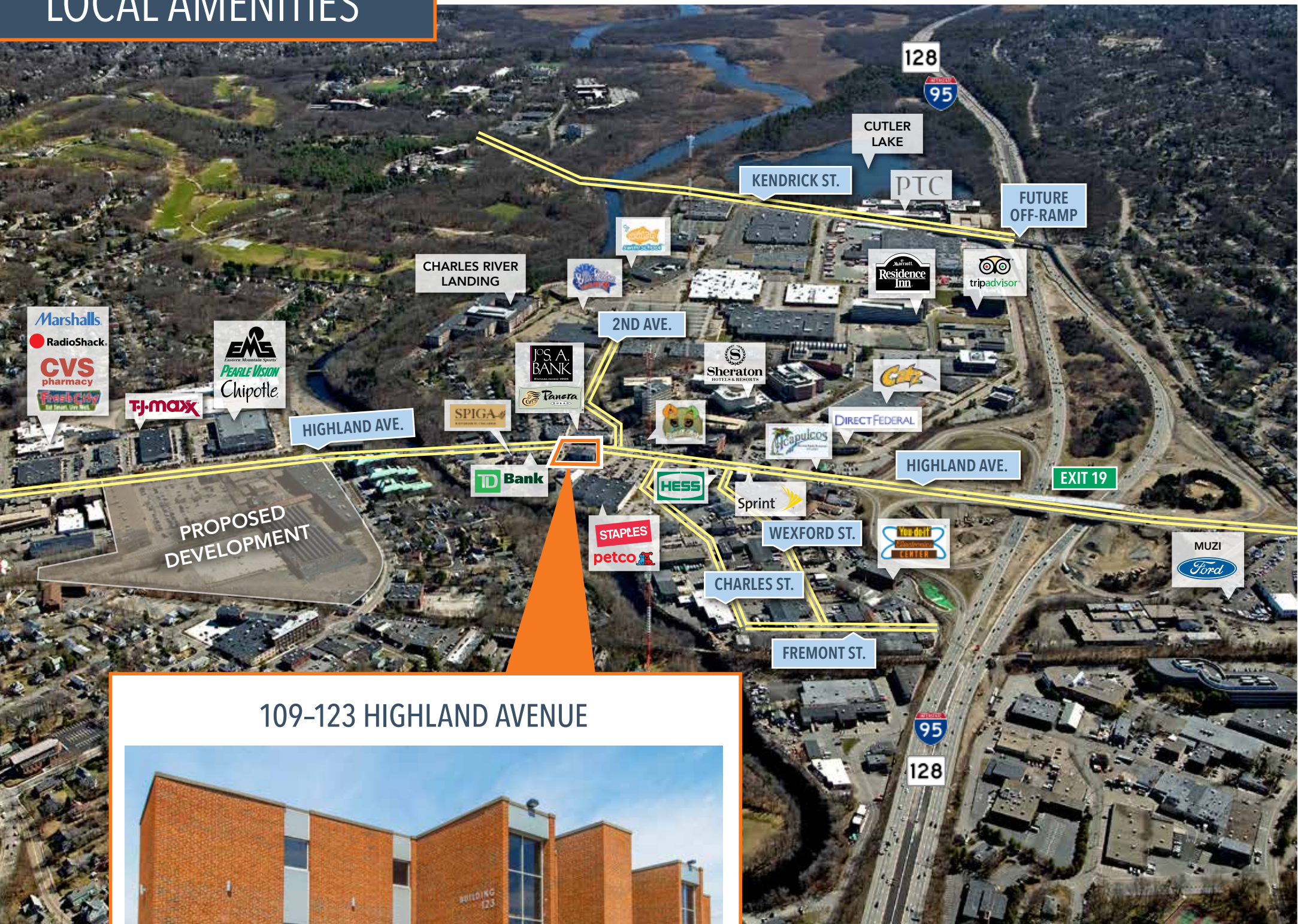


109 – 123 HIGHLAND AVENUE NEEDHAM, MA

22,447 SQUARE FEET · STABILIZED OFFICE BUILDING



LOCAL AMENITIES



109-123 HIGHLAND AVENUE



EXECUTIVE SUMMARY

Boston Realty Advisors has been exclusively retained to solicit offers for the sale of **109-123 Highland Avenue** in Needham, MA.

This 22,447 ± square foot fully stabilized, multi-tenanted office building is located in the highly coveted N2 Corridor.

109-123 Highland Avenue has benefited from a recent capital improvement project including: paving of the parking lot, new windows, new glass spandrels, exterior lighting, paint, parcel division fencing and landscaping. Internal common area improvements include new lighting, paint, carpet and a new accessible rear corridor entrance. With several renewal and new leases having been consummated, many of the suites have seen recent upgrades as well. The asset provides investors with a rare opportunity to own a stabilized office building in a submarket with some of the strongest fundamentals in Eastern Massachusetts.

INVESTMENT HIGHLIGHTS

- 

RECENT RENOVATIONS

Parking lot paving, windows, glass spandrels, exterior lighting, common area improvements and rear corridor entrance.
- 

DISCOUNT TO REPLACEMENT COSTS

The size, location, and significant discount to replacement cost ensure continued long term value for a new owner.
- 

LONG TERM EXIT STRATEGY

Sandwiched in between the Petco/Staples Plaza and TD Bank North, 109-123 Highland Avenue is a retail redevelopment opportunity.

ASSET OVERVIEW

SITE DESCRIPTION

Property Address 109–123 Highland Avenue
Needham, MA 02494

Land Area 0.67 Acres

Zoning H-128

PARKING 53 Spaces

BUILDING PROFILE

Building Size 3 Stories, 22,447 Square Feet

Year Built 123 Highland Ave: 1967
109 Highland Ave: 1972

CONSTRUCTION

Roof Single ply rubber membrane,
age unknown

Structure Steel and Block

Façade Brick veneer

BUILDING SYSTEMS

Utilities Water and Sewer – Town of Needham

Electricity Eversource

Telecommunications Verizon and Comcast

Gas Eversource

HVAC System AC: 109 -123 Highland Ave - Roof top units

Heat 109 Highland Ave - Gas fired hot air
123 Highland Ave - Gas fired hydronic
base board

Fire Protection None



109–123Highland.com

SUBURBAN TEAM

JEREMY A. FREID, SIOR
Managing Director
& Senior Partner
617.850.9602
jfreid@bradvisors.com

ADAM T. MEIXNER
Managing Director
& Senior Partner
617.850.9660
ameixner@bradvisors.com

JORDAN B. SNEIDER
Associate
617.850.9611
jsneider@bradvisors.com

TYLER J. GRIFFIN
Associate
617.850.9657
jgriffin@bradvisors.com

LIDI CHEA
Client Services Associate
617.850.9648
lchea@bradvisors.com

CAPITAL MARKETS

JASON S. WEISSMAN
Founder & Senior Partner
617.850.9608
jweissman@bradvisors.com

NICHOLAS M. HERZ
Managing Director & Partner
617.850.9624
nherz@bradvisors.com



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.