



OFFICE SPACE FOR LEASE

21 HIGHLAND CIRCLE, NEEDHAM, MA



BUILDING/AREA ATTRIBUTES

- Direct access to Route 128 via Exit 19
- Cost efficient office space
- Ability to accommodate small office users
- Flexible lease terms

AVAILABILITIES

- **Second Floor:** 1,395 RSF
3,331 RSF

ADDITIONAL INFORMATION

- Parking ratio: 3.5 per 1,000 SF
- Numerous amenities within walking distance
- On-site Ownership and Management



CUTLER LAKE



KENDRICK ST.

PTC

NEW KENDRICK ST OFF-RAMP

CHARLES RIVER LANDING



MARSHALLS
FIVE GUYS
 BURGERS and FRIES
RADIO SHACK
CVS
 pharmacy
b good
BANK OF AMERICA
FRESH CITY
 Eat Smart. Live Well.

EMS
 Eastern Mountain Sports
PEARLE VISION
CHIPOTLE

TJ-maxx

HIGHLAND AVE.

2ND AVE.

JOS. A. BANK

Sheraton
HOTELS & RESORTS

Panera
BREAD

Catz

SPIGA
RESTAURANTE ITALIANO

DIRECT FEDERAL

TD Bank



Sprint

HIGHLAND AVE.

EXIT 19

NORTHLAND DEVELOPMENT

STAPLES
petco

WEXFORD ST.

You do it
Electronics
CENTER

MUZI
Ford

NEWTON NEXUS

bfresh
Qdoba
 MEXICAN GRILL
BOSTON BALLET SCHOOL

21 HIGHLAND CIRCLE

CHARLES ST.

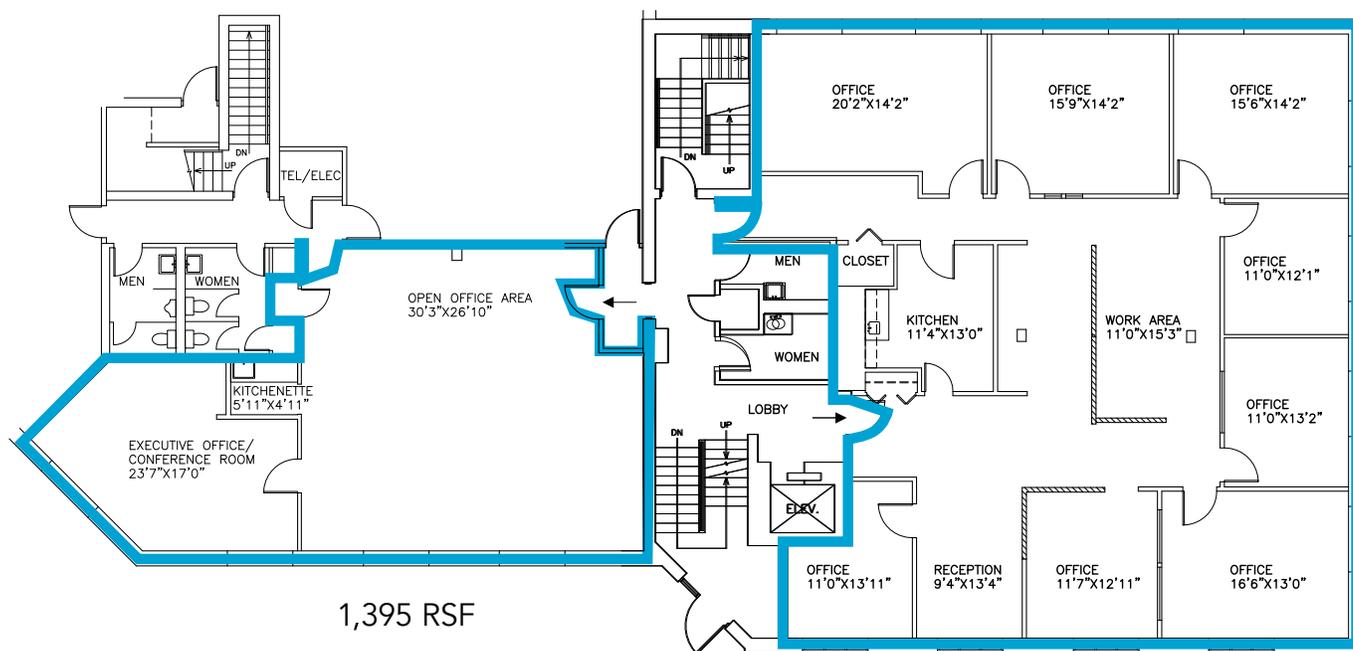
FREMONT ST.



FLOOR PLANS — 2ND FLOOR

CHARLES RIVER

3,331 RSF



1,395 RSF

HIGHLAND CIRCLE

These floor plans are for marketing purposes and are to be used as a guide only.

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