

# ONEWALL

BURLINGTON, MA



the  
**Gutierrez**  
company

**CBRE**



# FIRST CLASS OFFICE SPACE

On behalf of The Gutierrez Company, CBRE is pleased to present Class A office space for lease at One Wall Street, Burlington, Massachusetts

One Wall Street is located in Burlington Office Park, offering tenants superior visibility from and unrivaled access to Route 128 (I-95) and Route 3A.

Burlington Office Park is comprised of six buildings totaling 900,000 SF on two adjacent campuses located on

the east and west side of Cambridge Street. Wayside Commons, a 180,000 SF lifestyle shopping center, is located immediately across the street offering access to numerous restaurants/retail including Bonefish Grille, Seasons 52, Not Your Average Joe's, Potbelly Sandwich Shop and Starbucks. The Burlington Mall is in proximity as are numerous hotels including the Boston Burlington Marriott and Candlewood Suites. Two daycare centers are located near the building.

## BUILDING SPECIFICATIONS

**Total Size:**  
192,000 SF

**Floors:**  
Six

**Parking:**  
3/1,000 SF

**Elevators:**  
Three passenger  
One freight elevator  
6'6" wide, 4'1" deep, 8'1" high

**HVAC:**  
Variable Air Volume system

**Electrical:**  
3,000 amps, 600 volt, 3 phase

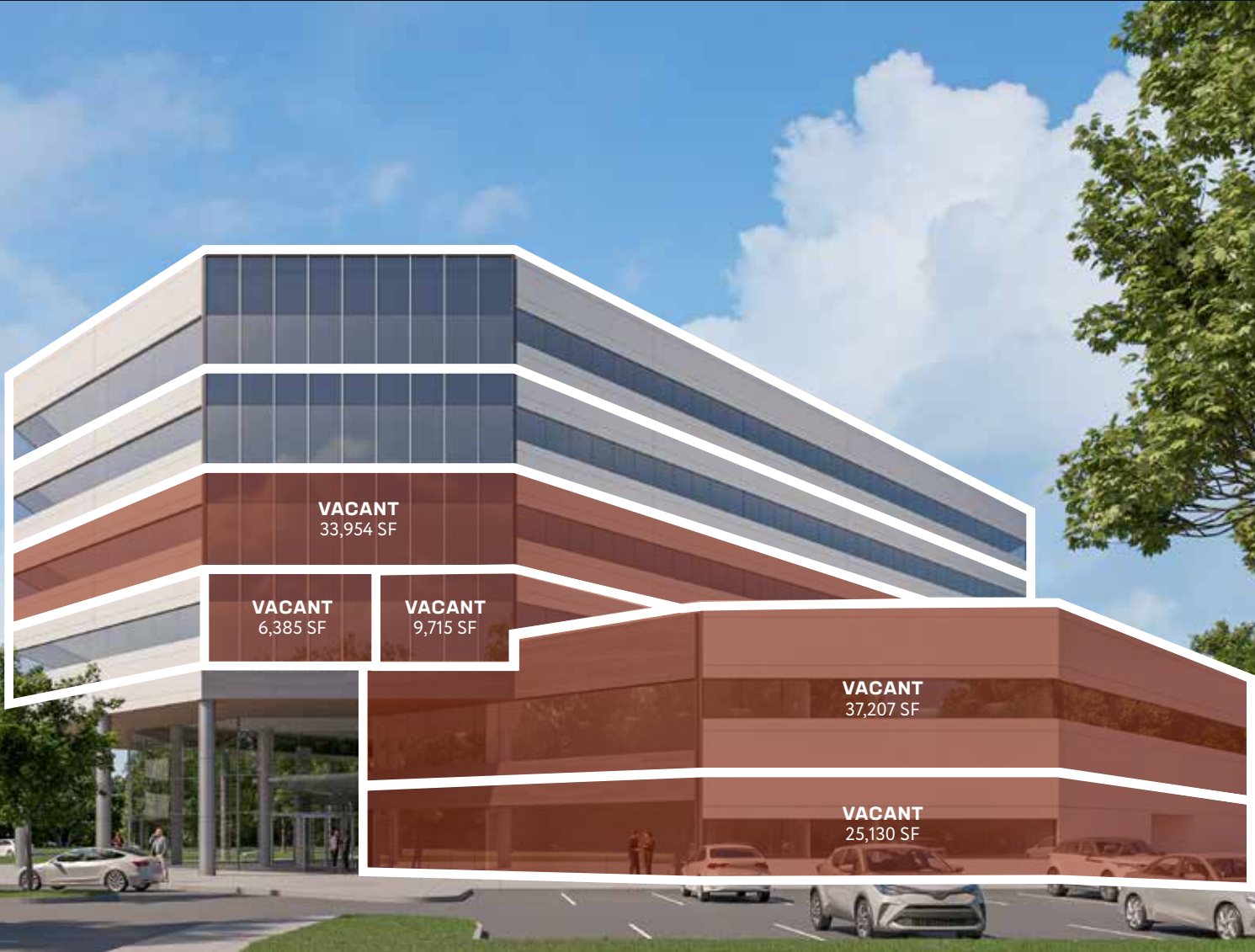
**Clear Heights:**  
**Floor 1:** 14'-6" floor to floor, ±12' clear slab to bottom of steel  
**Floors 2-6:** 12'-6" floor to floor, ±10' clear slab to bottom of steel

**Amenities:**  
All new Amenities and Lobby finishes to include new grab & go food service, fitness center with in door our door yoga decks, lockers and showers, multiple collaboration touch down spaces and multiple outdoor seating opportunities.

RENOVATIONS COMPLETE Q2 2023



# AVAILABILITY



**NEW  
RENOVATION**  
UNDER WAY!



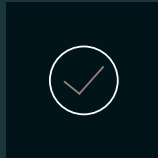
New Exterior  
Upgrades



Highway  
Signage



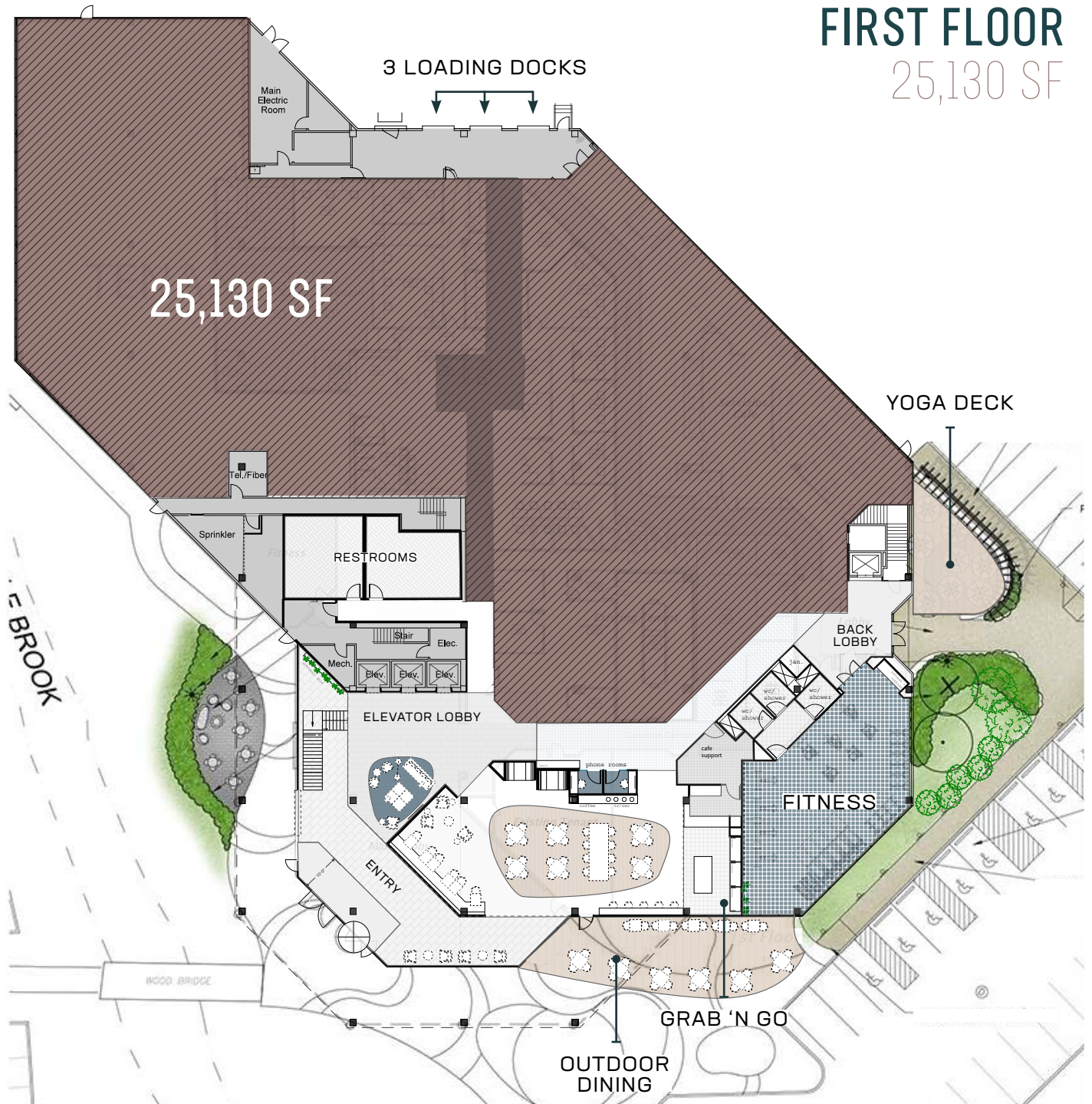
New Amenities  
with Outdoor  
Seating



Lobby Branding  
Opportunity

# FLOOR PLANS

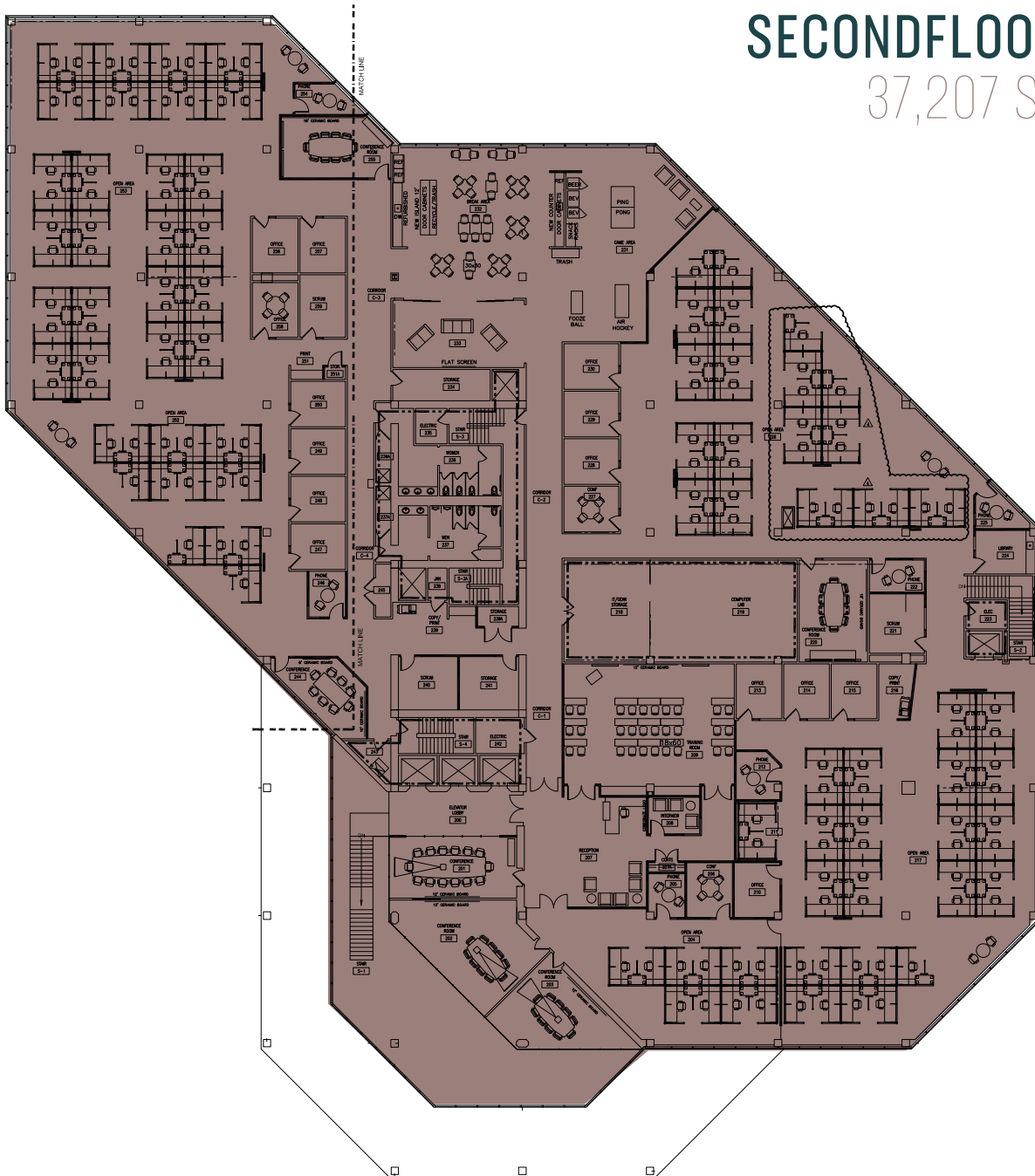
## FIRST FLOOR 25,130 SF





# SECONDFLOOR

37,207 SF



# LOCATION



EXIT 5A

EXIT 50B



**BURLINGTON MALL**

**NETWORK DRIVE**

**Marriott**



128

EXIT 51

SOUTH BEDFORD STREET

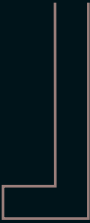


CAMBRIDGE STREET



**salesforce**

# AMENITIES & CORPORATE NEIGHBORS



## THIRD AVE



WITHIN

**5 MILES TO:**

**28**

RESTAURANTS

**15**

COFFEE SHOPS

**14**

FITNESS CENTERS

**9**

BARS

**4**

HOTELS

## WAYSIDE COMMONS



3A

# ONE WALL

BURLINGTON, MA





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