

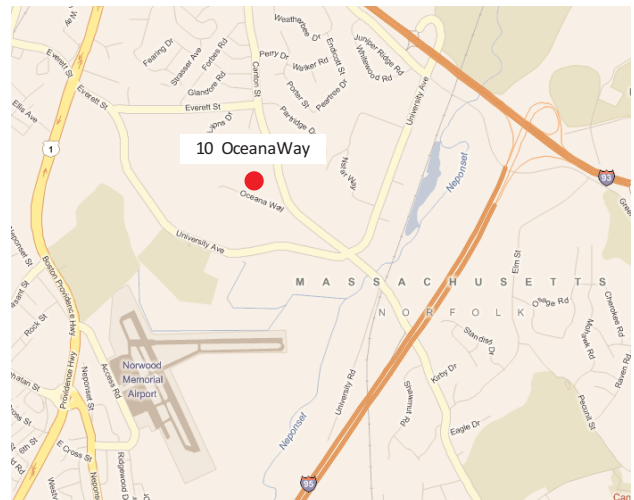
10 Oceana Way

Norwood, MA



Lincoln Property Company is pleased to present 35,805 SF of office/R&D space for lease at 10 Oceana Way, Norwood, MA.

- ◆ **Office/R&D space**
- ◆ **Mostly drop ceiling for open office or assembly environment**
- ◆ **Includes corporate office space**
- ◆ **Minutes from Route 128/I-95 Interchange off University Avenue**
- ◆ **Access to major highways and public transportation**



Exclusive Agent

Gregory H. Cahill, SIOR

Senior Vice President

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225 Franklin Street, 23rd Floor ◆ Boston, MA 02110

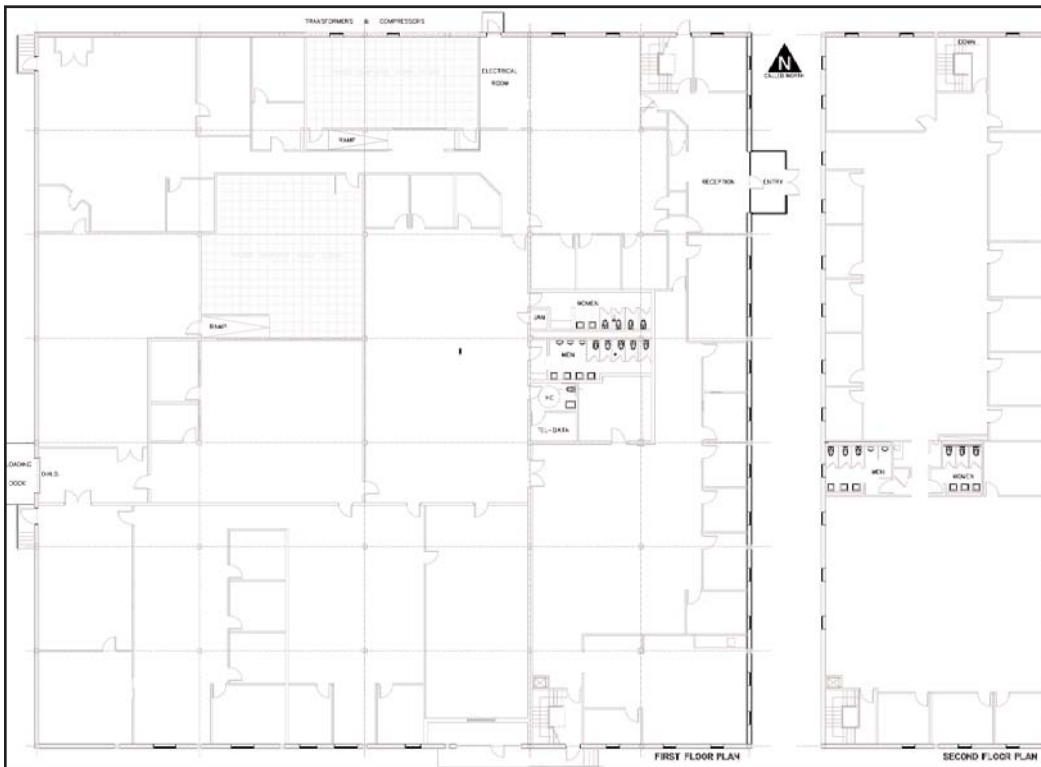
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Building Specifications

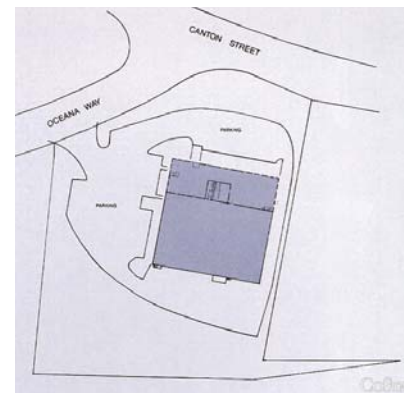
Building Area:	35,805 SF	Land Area:	157,954 SF (3.626 acres)
1st floor:	27,225 SF	Taxes FY08:	\$0.90 psf
2nd floor:	8,580 SF	Parking:	Abundant
Clear Height:	14'	Sprinklers:	Wet system
Loading:	2 docks	Power:	3000 amps
Water/Sewer:	Town of Norwood	Rental Rate:	\$12.50 psf NNN
Structure:	Structural steel joints and metal deck; concrete on metal deck second floor		
Exterior:	Dry-vit facade; 8" split faced concrete block		
Roof:	2" rigid insulation and trocal membrane; interior roof drainage		
HVAC:	Rooftop gas fired units with ductwork and ceiling diffusers		



For more information
please contact:

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