

# 3 EDGEWATER DRIVE

128 SOUTH · NORWOOD, MA

**1,280 SF & 3,000-9,030 SF FOR LEASE**

**AVAILABLE IMMEDIATELY**



## BUILDING SPECIFICATIONS

Available Space	1,280 SF 2nd Floor Available Immediately	3,000-9,030 SF (Subdividable) 1st Floor Available Immediately
Building Size	49,953 SF	
Typical Floor Size	16,650 SF	
Year Built	1989	
Parking	3.22/1,000 SF	
Zoning	M-Norwood	
Elevators	Two total (one is a passenger/freight combo)	

## LOCATION OVERVIEW

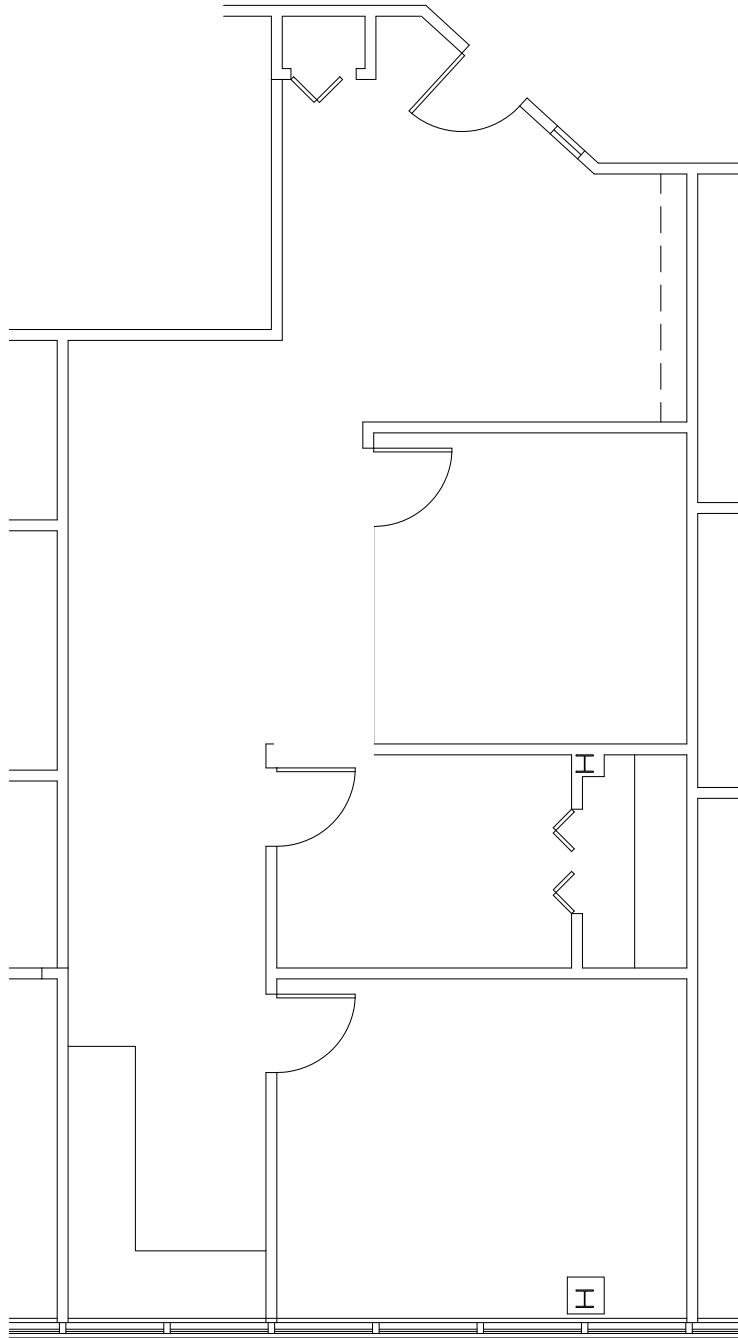
- First Class Office Space at Competitive Lease Rates
- Located Just Off Rte-1 in an Amenity Rich Area
- Convenient Access to Rte-128, I-95, and I-93
- Close proximity to MBTA Commuter Rail
- Numerous Nearby Dining, Shopping & Entertainment Options
  - » Sky Restaurant
  - » Chipotle Mexican Grill
  - » Outback Steakhouse
  - » Starbucks

LINCOLN  
PROPERTY  
COMPANY

ELLISON PATTEN  
Senior Vice President  
617.951.4136  
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# 3 EDGEWATER DRIVE

2<sup>ND</sup> FLOOR · 1,280 RSF



*Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.*

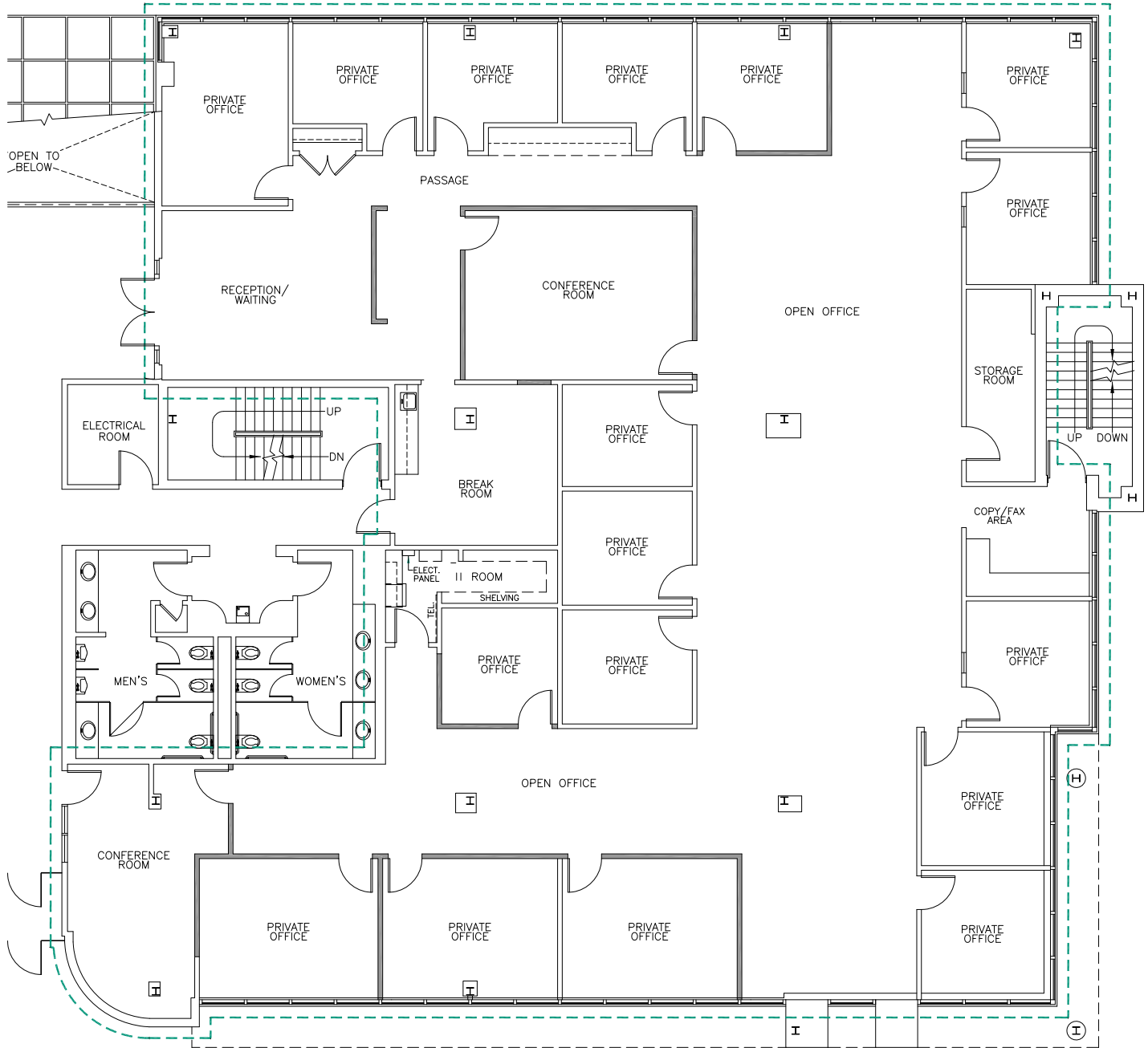
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# 3 EDGEWATER DRIVE

1<sup>ST</sup> FLOOR · 3,000-9,030 RSF (SUBDIVIDABLE)



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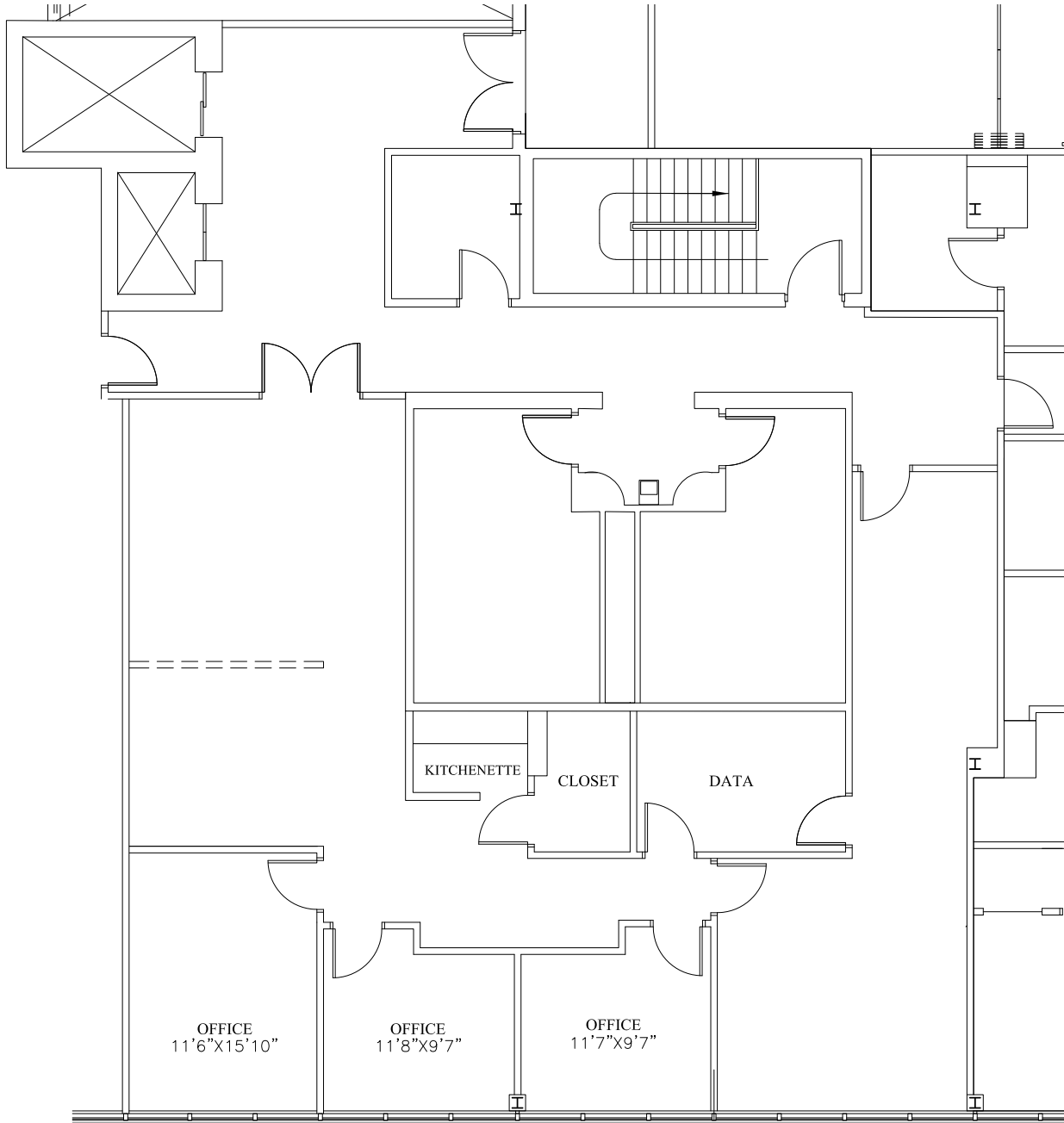
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# 3 EDGEWATER DRIVE

2<sup>ND</sup> FLOOR · 2,081 RSF



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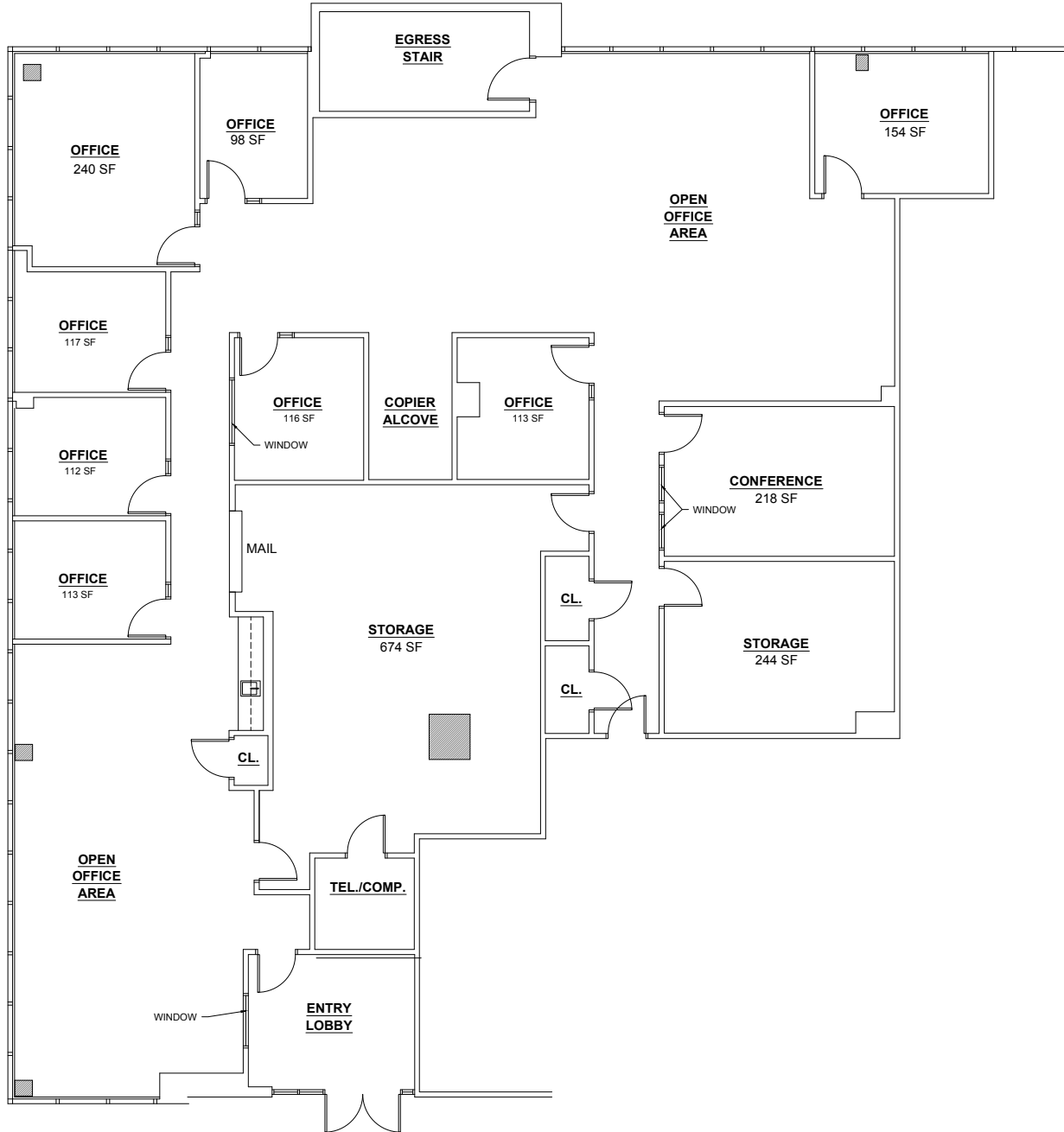
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# 3 EDGEWATER DRIVE

2<sup>ND</sup> FLOOR · 5,755 RSF



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