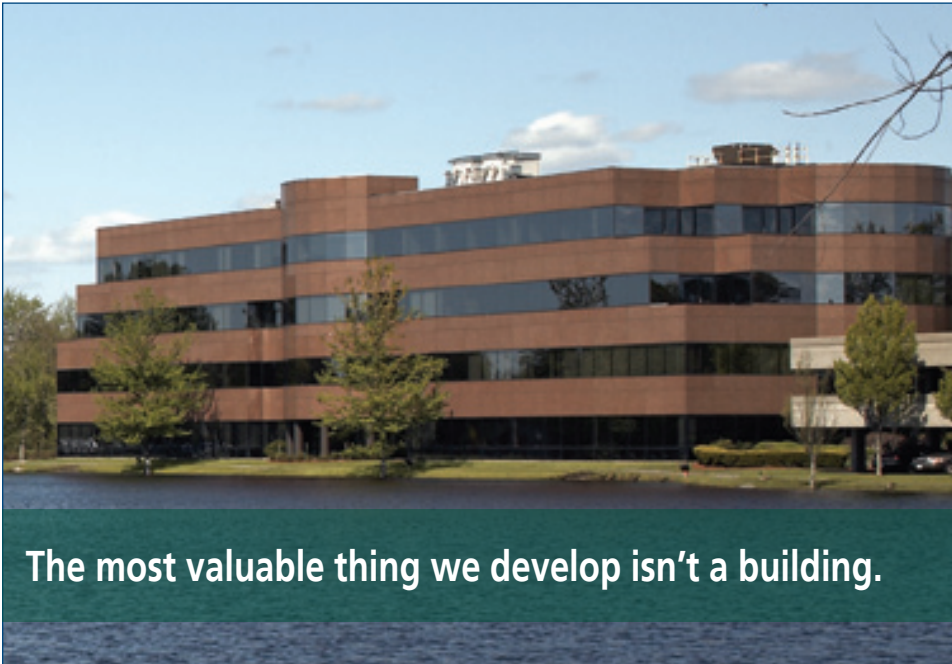


301 EDGEWATER PLACE

WAKEFIELD, MASSACHUSETTS

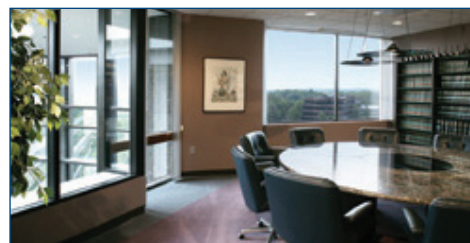


The most valuable thing we develop isn't a building.

Built	1988
Stories:	four
Total Building Area:	80,000 sf
Typical Floor Size:	20,000 square-feet
Construction Type:	steel construction
Elevator(s):	2 passenger

Building Notes/Property Details:

Surrounded by 1,500 acres of conservation land and located within the Edgewater Office Park in Wakefield, Massachusetts, 301 Edgewater Place offers a unique park setting minutes from Route 128/95, Route 1 and Interstate 93 with direct access to Boston. Amenities such as an on-site management office, fitness center with showers, and cafeteria are located in 401 Edgewater Place and shared by both buildings.



Leasing agent:

Chip Batchelder
Wyman Street Advisors
781.684.1200, x22
cb@wsarealty.com

It's a relationship.

Amenities:

- Clean N' Easy dry cleaning/ valet services
- Full on-site maintenance
- Covered Parking
- 24/7 on-site security, including closed circuit television
- State-of-the-art energy management systems
- Comprehensive recycling program
- On-site full service dining facilities
- Surrounded by 1,400 acres of conservation land
- Resources on-call concierge services including day care referrals