

52 ROLAND STREET | CHARLESTOWN

Entire Building Up To 12,013 RSF Available



52 Roland Street | Charlestown

52 Roland Street is a multi-use building. It was renovated in 1999 through 2002, with continual interior and exterior common area upgrades.

Available Space: 12,013 RSF Total

- 6,652 RSF: 1st & 2nd Floors
- 3,283 RSF: 1st & 2nd Floors
- 2,078 RSF: 1st Floor

Total Building Size: Approximately 21,800 SF

Land Area: 80,150 SF

Year Built/Renovated: Built in early 1900's with extensive renovations from 1999 through 2002.

Rate: Negotiable

Term: Negotiable

Amenities

- 320 on-site parking spaces.
- Building offers one passenger/freight elevator and one loading dock.
- Conveniently located one block from I-93/Exit 28, and within walking distance of the Sullivan Square Orange Line MBTA Station.

Office/Flex/Production Space

For Sale or Lease

Great opportunity for owner occupant!



Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

contact information

Jonathan H. Gifford, Senior Vice President | 617 457 3401 | jgifford@naihunneman.com

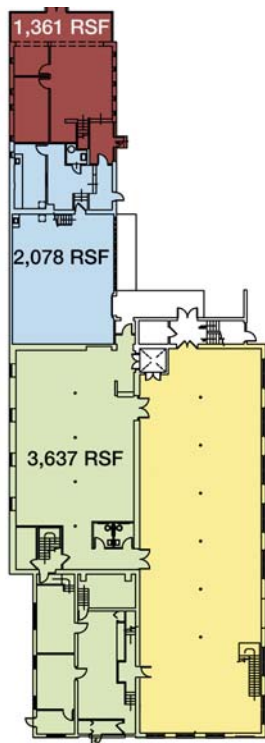
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303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

52 ROLAND STREET | CHARLESTOWN

12,013 RSF of Total Available Space for Lease or Sale

1ST FLOOR



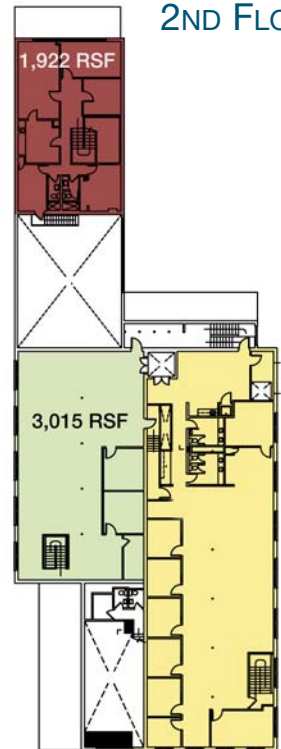
BI-LEVEL SPACES

2,078 RSF Total
1st Floor

6,652 RSF Total
1st Floor: 3,637 RSF
2nd Floor: 3,015 RSF

3,283 RSF Total
1st Floor: 1,361 RSF
2nd Floor: 1,922 RSF

2ND FLOOR



52/56 Roland Street | Building Specs

Total Building Size: Approximately 161,441 SF

Land Area: 194,962 SF

Year Built/Renovated: Built in early 1900's with extensive renovations from 1999 through 2002.

Construction: Brick walls, mostly concrete beams with concrete floors (some wood beams and floors).

Parking: 320 parking spaces

Elevator Specs (Passenger/Freight): At 56 Roland Street there are two passenger elevators plus two freight elevators; at 52 Roland Street there is one passenger/freight elevator.

Cable & Wiring: State-of-the-Art Verizon LightSpan System is primary voice wiring; T-1 and T-3 (fiber optic) capability.

Electric System Description: 56 Roland Street is fed by a 2,000 Amp 480 volt transformer; 52 Roland Street is fed by its own transformer (between 400 and 800 amps at 480 volt).

HVAC System Description: Multiple roof top and split system HVAC Units (most tenants control their own HVAC Unit).

Loading Docks: 56 Roland has two main dock areas and some tenants have direct loading dock or loading door access; 52 Roland and 56R Roland each has its own dock.

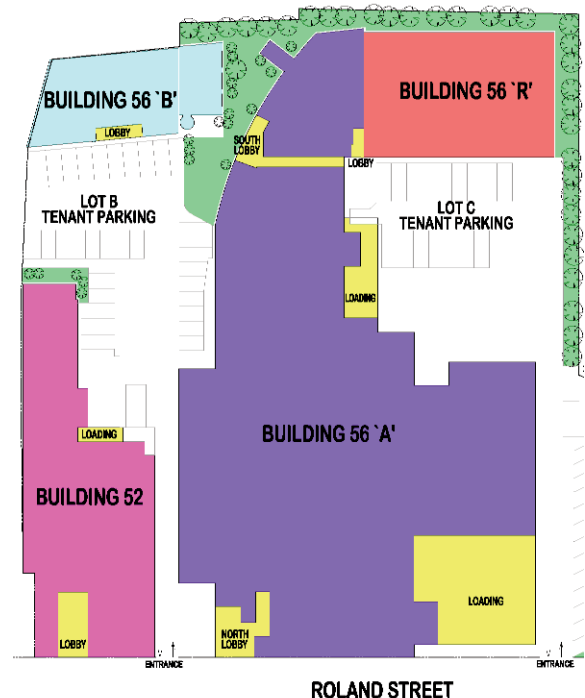
Roofing: Rubber membrane roof.

Building Telecommunications System Description/Provider: Verizon LightSpan System, Fiber Optic service is available.

Gas Service Provider: National Grid/KeySpan

Water & Sewer: Massachusetts Water Resources Authority

Electric Service: NStar



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