

56 ROLAND STREET | CHARLESTOWN

Office/Flex/Production Space for Lease



56 Roland Street Washington Crossing Charlestown, MA

Washington Crossing at 52/56 Roland Street is comprised of three multi-use buildings. Washington Crossing was renovated in 1999 through 2002, with continual interior and exterior common area upgrades.

- **Building Size:** Approx. 140,000 SF on 3 floors
- **Land Area:** 4.50 AC
- **Year Built/Renovated:** Built in early 1900's with extensive renovations from 1999 through 2002.
- **Available Space:** 33,539 RSF Total
 - 1st Floor: From 1,033 to 20,002 RSF
 - 2nd Floor: From 316 to 2,910 RSF
 - 3rd Floor: From 789 to 5,821RSF
- **Rate:** Negotiable
- **Term:** Negotiable
- **Amenities**
 - Ample on-site parking.
 - Conveniently located one block from I-93/Exit 28, and within walking distance of the Sullivan Square Orange Line MBTA Station.
 - Building has 2 main loading dock areas, some tenants have direct loading dock or loading door access.

Office/Flex/Production Spaces from 316 RSF to 20,002 RSF

NAI Hunneman

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.

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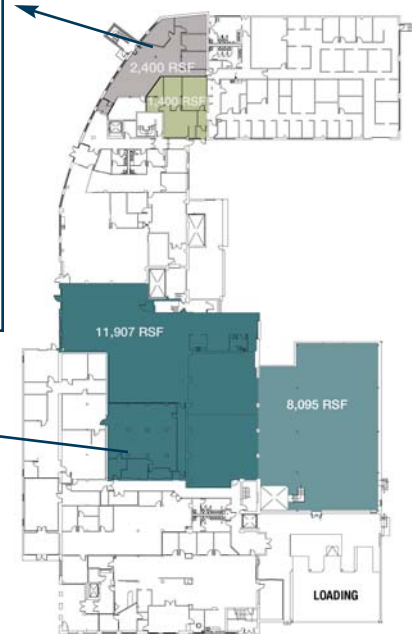
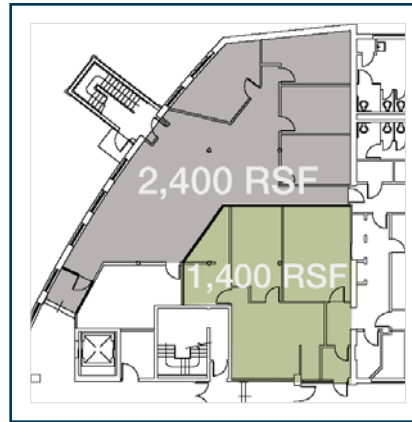
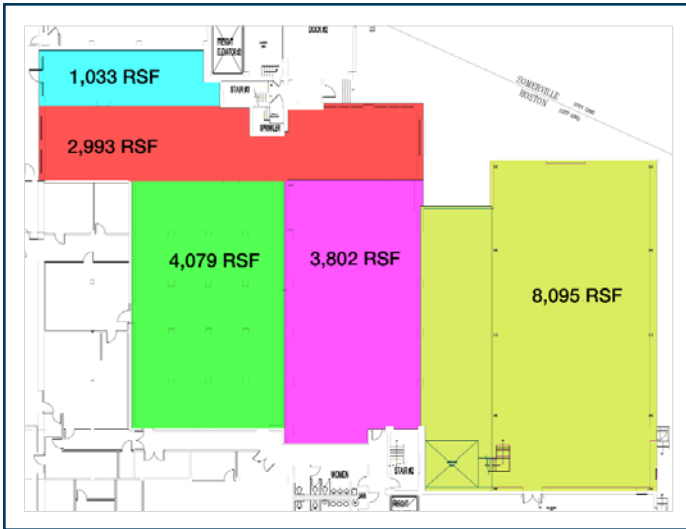
contact information

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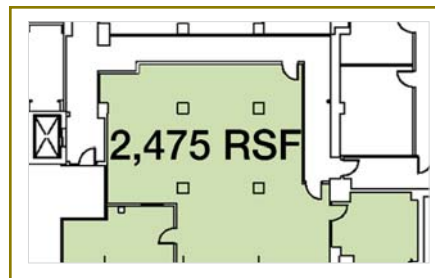
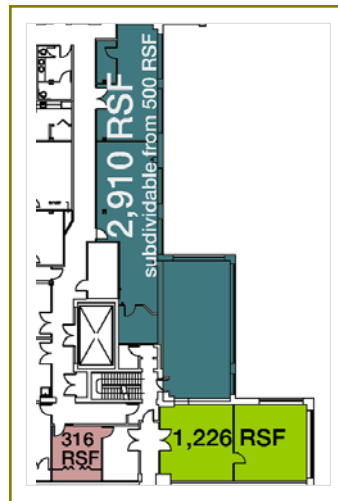
33,539 RSF of Total Available Space

1ST FLOOR

Up to 20,002 contiguous space available.
Subdividable from 1,033 RSF.



2ND FLOOR



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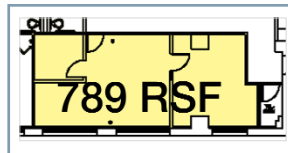
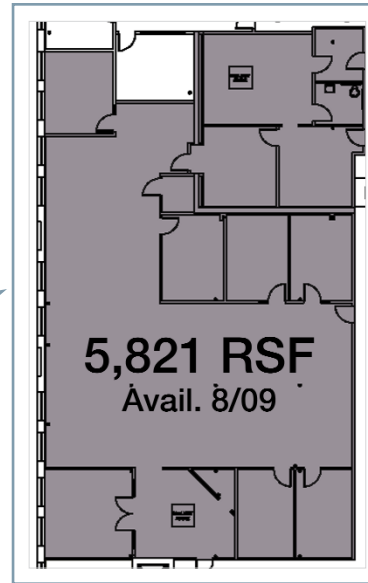
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WASHINGTON CROSSING | CHARLESTOWN

Office/Flex/Production Space Available

3RD FLOOR



Washington Crossing | 52/56 Roland Street

Total Combined 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.

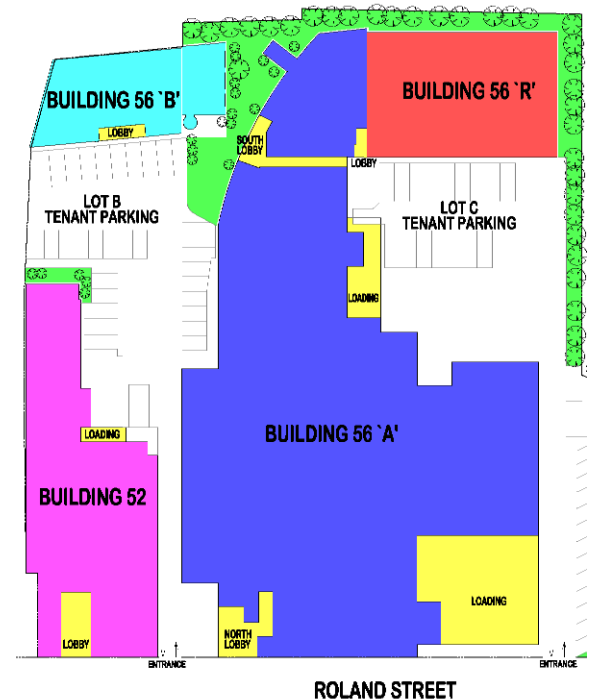
Roofing: Rubber membrane roof.

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



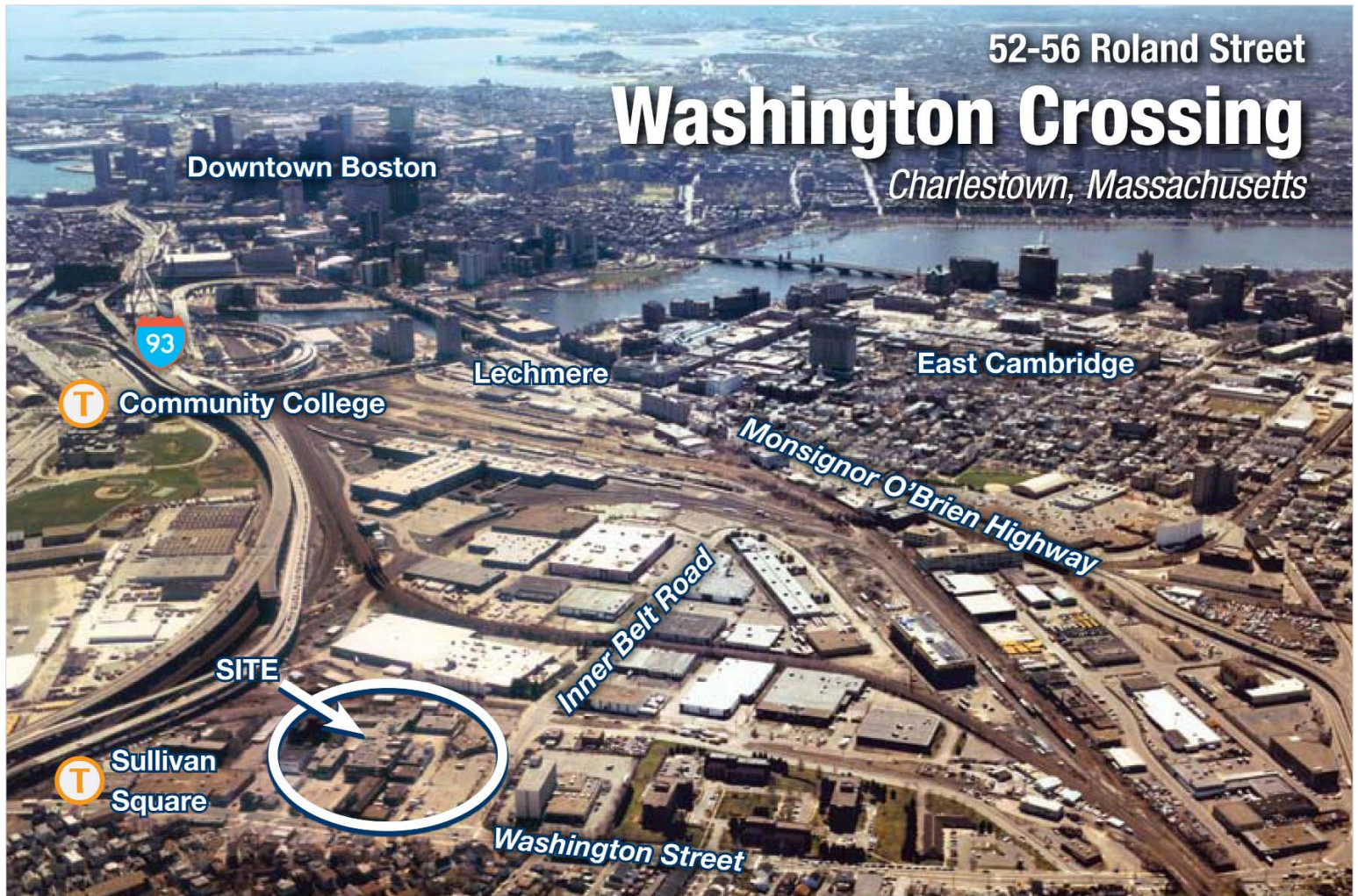
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