



175 MCCLELLAN HIGHWAY

EAST BOSTON, MASSACHUSETTS

RETAIL/OFFICE/INDUSTRIAL/WAREHOUSE/STORAGE

5,000 - 125,000 SF SUITES AVAILABLE

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EAST BOSTON, MA

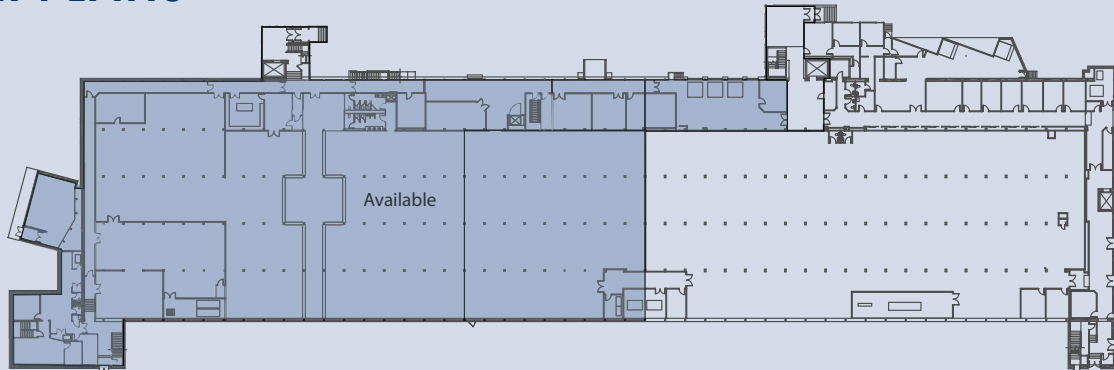
175 McClellan Highway is the most cost-effective space available in the "Boston East" submarket of Boston's Inner Suburbs. Located in East Boston, the building offers 125,000 SF of office/flex/industrial space just ½ mile from Logan International Airport. The building also offers an additional 8,500 SF of office/retail space and 100,000 SF of low-bay storage space. Flexible floor plates, 18-foot clear height, and dynamic zoning will enable a tenant to shape the space to meet its unique business needs.

175 McClellan is located in the McClellan Highway EDA zone, which is a focal point for economic growth and the development of mixed use commercial ventures. Virtually all commercial uses are accepted under the McClellan Highway EDA which includes, but is not limited to: office, research & development, industrial, retail, wholesale, community, educational, recreational and trade.

Proximity to I-93, I-90 and Route 1, along with ample parking, ensures convenient access for employees and/or clients. Proximity to Downtown Boston and Logan International Airport makes 175 McClellan Highway an ideal location and the most cost-effective space available in the "Boston East" submarket of Boston's Inner Suburbs.

FLOOR PLANS

Floor One

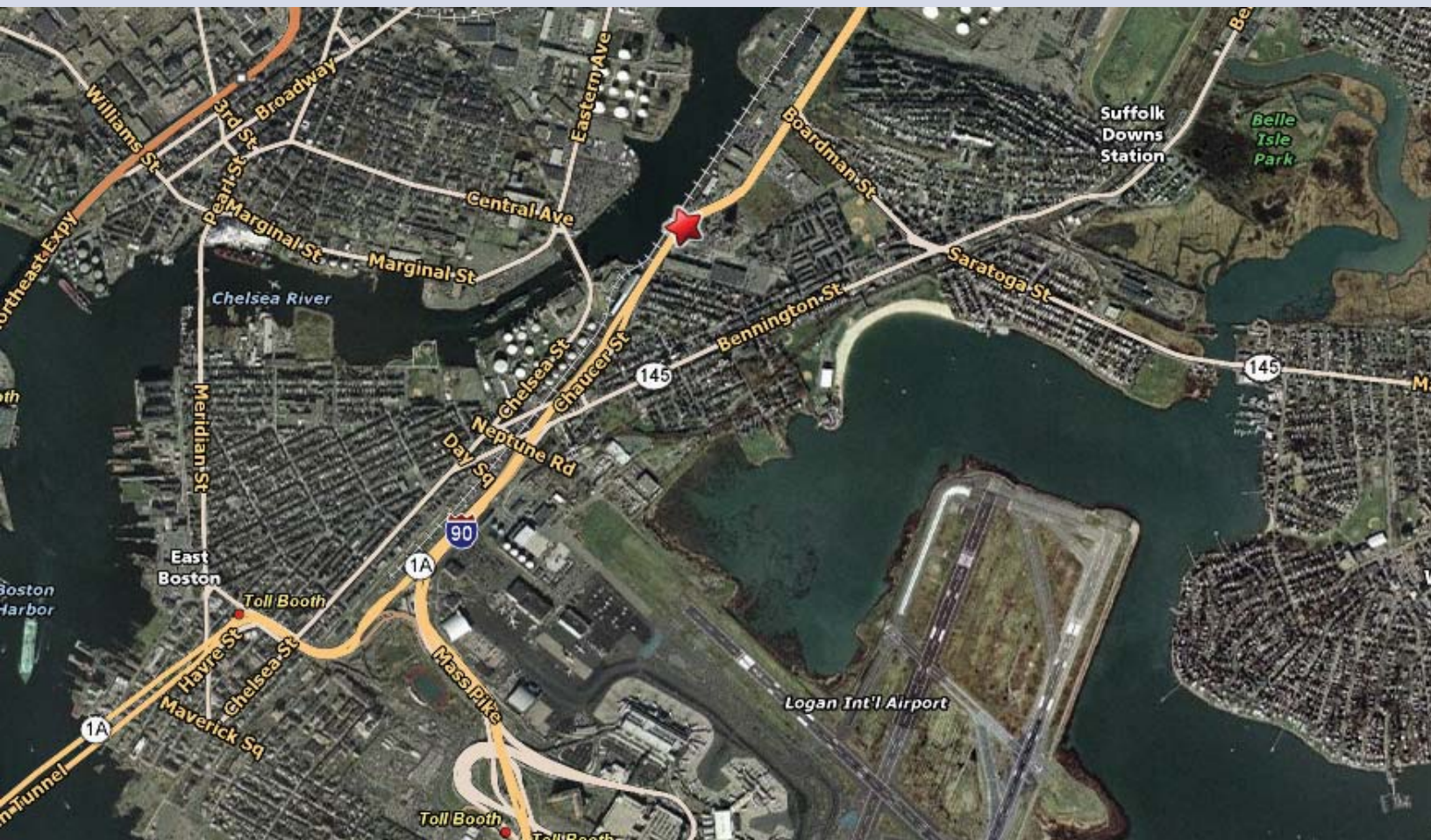


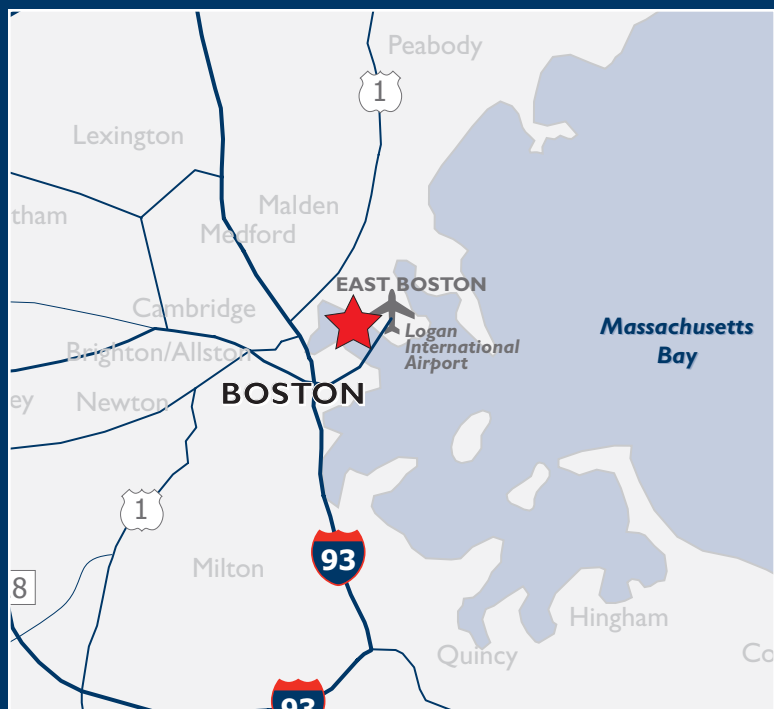
Floor Two



SPECIFICATIONS

TOTAL SPACE:	405,000 SF
AVAILABLE SPACE:	125,000 SF office/warehouse 100,000 SF low-bay storage 8,500 SF office/retail
PROPERTY TYPE:	Flex/Office/Industrial
LAND AREA:	13.65 Acres
YEAR BUILT:	1910
CONSTRUCTION:	Steel beam & concrete
STORIES:	2
CLEAR HEIGHT:	18'
ZONING:	McClellan Highway EDA
LOADING DOCKS:	12 Exterior, 3 grade level
AIR CONDITIONING:	100%
POWER:	2,000 Amps
UTILITIES:	Gas: Keyspan Electric: NSTAR Sewer & Water: City of Boston
LIFE SAFETY:	100% Wet Sprinklered
PARKING:	Ample
TAXES:	\$469,177.92 or \$1.33 / SF (FY 2008)
RENTAL RATE:	\$9.95 NNN
LOCATION:	Immediately off I-90, ½ mile from Logan International Airport, 2 miles from downtown Boston





FOR MORE INFORMATION

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