



FEEL THE HEAT

180WELLS

NEWTON, MA



PHASE I

Repositioning in progress;
Q1 2017 completion

+

Three-story, 55,000 SF
Class A building

+

Elkus Manfredi design
featuring floor-to-ceiling glass
curtain wall façade system,
brand new modern common
areas and finishes

+

±4,000-50,000 SF available



PHASE I

Central tiered courtyard with
gas firepit design feature and
integrated seating



Recharge lounge with
food service and generous
collaboration areas



PHASE II

Available 2017/2018 with
build-to-suit opportunity by
Elkus Manfredi Architects

+

Three-story, 60,000 SF
Class A building

+

Structured parking

+

±116,000 available total



PHASE II

Building signage and
branding opportunities

+

Campus setting on 5+
acres with outdoor amenities

+

Dedicated outdoor terraces

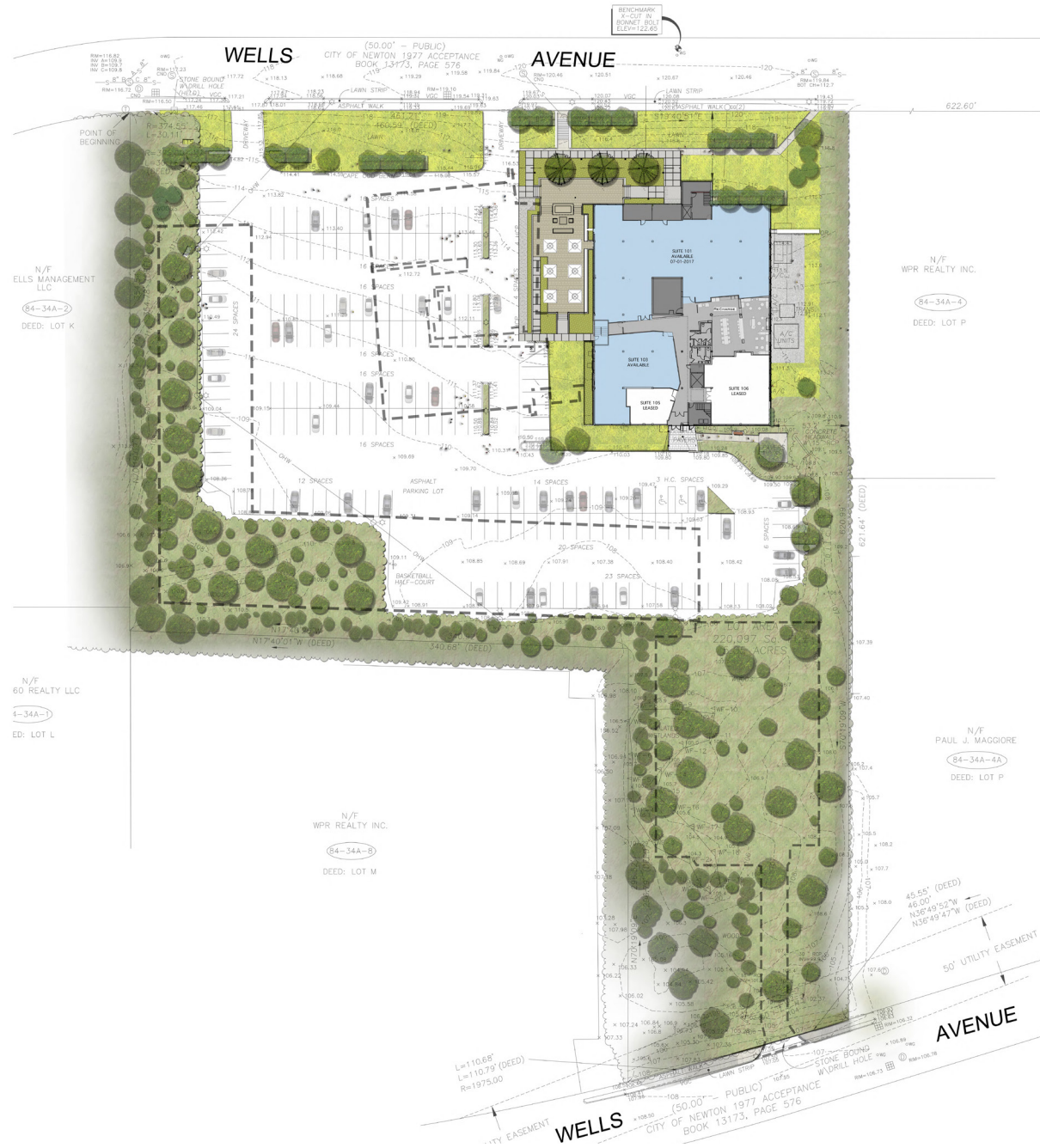


PHASE II

Three-story all glass lobby
core providing building
interconnectivity



Silverman Trykowski cutting-
edge interior design



PHASE I - SITE PLAN

±195 parking spaces
(±3.5/1,000 SF)

+

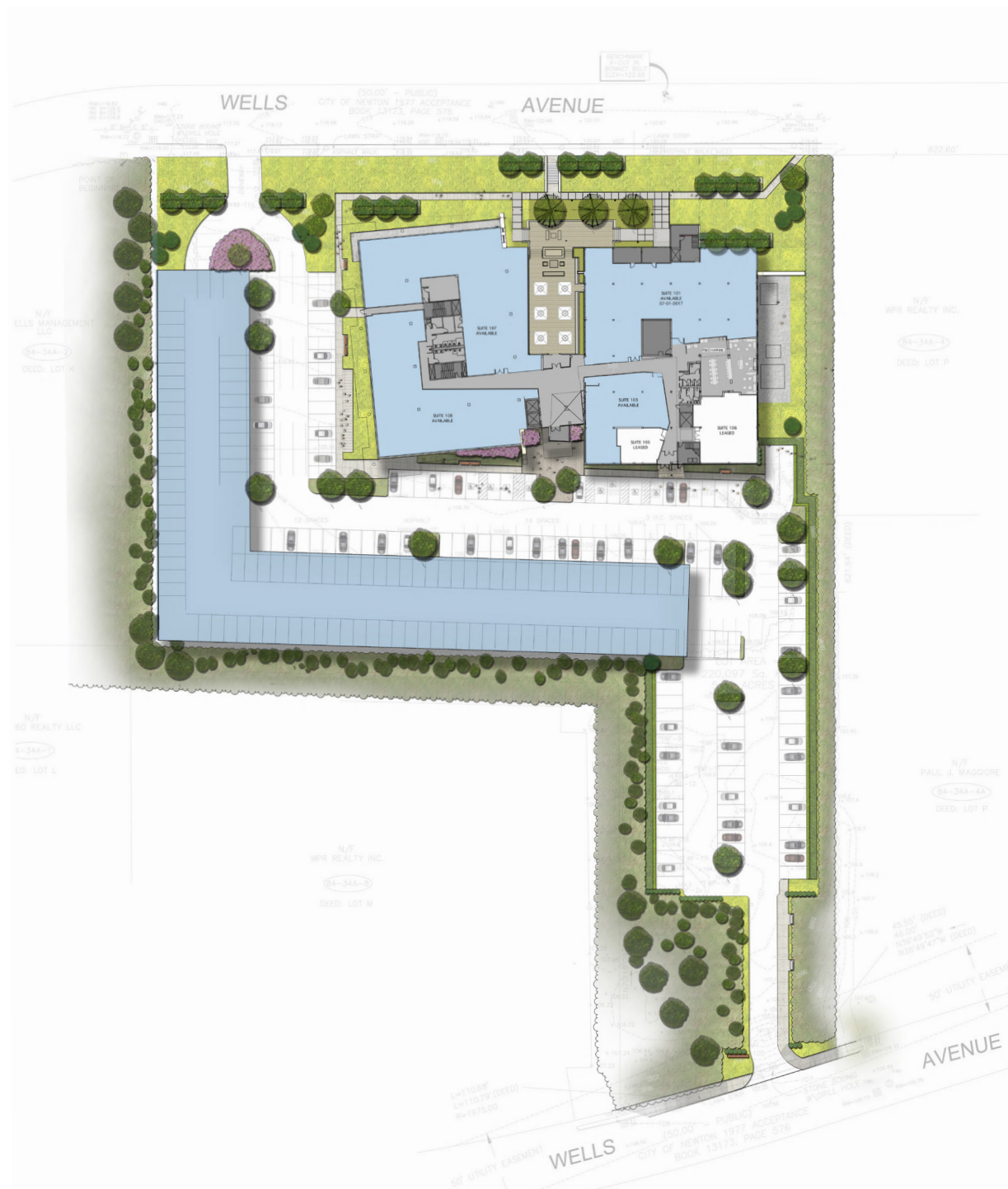
Direct access to 180 Wells
via 2016 Kendrick Street exit

+

±5.05-acre site

+

Outdoor amenity areas



PHASE II - SITE PLAN

±380 cars parking spaces
(±3.25/1,000 SF)

+

Newly constructed structured
parking

+

Direct access to 180 Wells
via 2016 Kendrick Street exit

+

Outdoor amenity areas



SUMMARY

Area hotels



New apartment communities



Restaurants, shopping, banks,
dry cleaning and other service
retail



Fitness/recreational clubs

AREA AMENITIES

STARBUCKS
FIVE GUYS BURGERS
CHIPOTLE MEXICAN GRILL
D'ANGELO
DUNKIN DONUTS
FRESH CITY

JIMMY JOHN'S
NEW ENGLAND SOUP FACTORY
ACAPULCO MEXICAN RESTAURANT
CVS PHARMACY
HOMEGOODS
MARSHALLS

STAPLES
MODELL'S SPORTING GOODS
PETCO
T.J.MAXX
VERIZON WIRELESS
CATZ FITNESS

COMING SOON

BFRESH
QDOBA
SIERRA TRADING POST
HOMWOOD SUITES

180 WELLS IS *HOT*

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