

# AVAILABLE FOR LEASE

1 Van de Graaff Drive, Burlington, MA



<b><u>Floor</u></b>	<b><u>SF Available</u></b>
1st Floor	3,050 SF
2nd Floor	10,296 SF
3rd Floor	5,804 SF

**Rental Rate:** Negotiable

**Term:** 5 years

**Layout:** See Reverse side  
Floor plans

For further information contact:

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tdion@rmbradley.com

## FIRST CLASS OFFICE SPACE

This +/-155,000 SF property is situated in an excellent location right on Route 128 at Exit 33 with immediate access to connecting Routes 3 and 495. This class A office building is located adjacent to the new Wayside Commons with retail shops featuring L.L. Bean and Coldwater Creek. Restaurants include Capital Grille, Not your Average Joe's, and Fresh City.

Other Amenities include:

- ◆ On site Cafeteria
- ◆ On site Fitness Center with showers
- ◆ Parking ratio of 3.2/1,000 SF

R.M. Bradley & Co., Inc.  
73 Tremont Street  
Boston, MA 02108  
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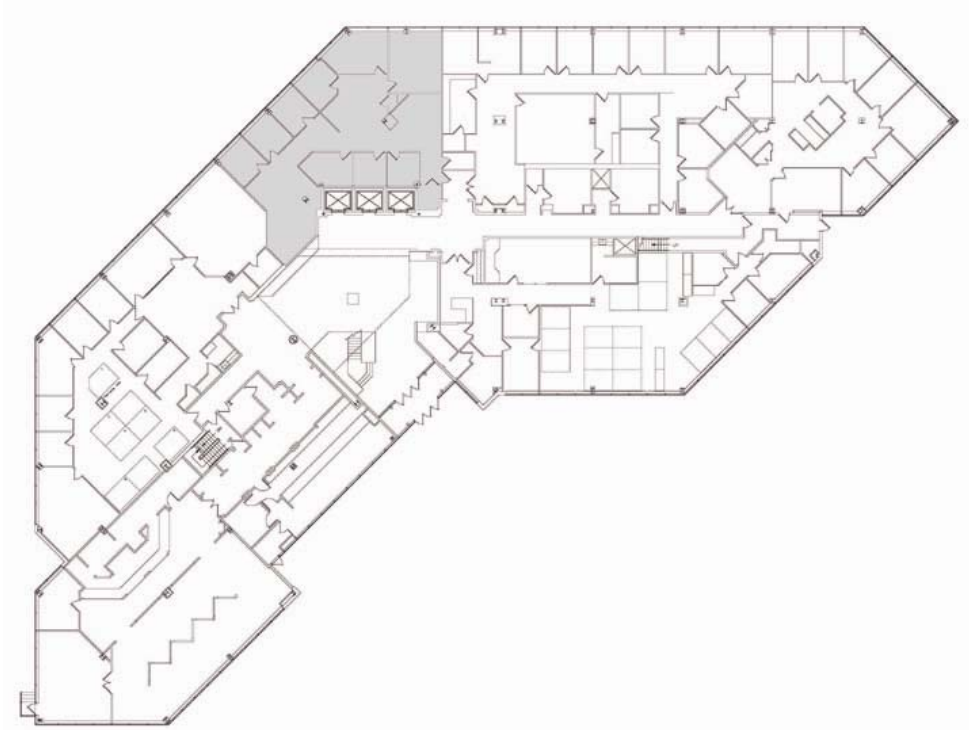
**RM BRADLEY**

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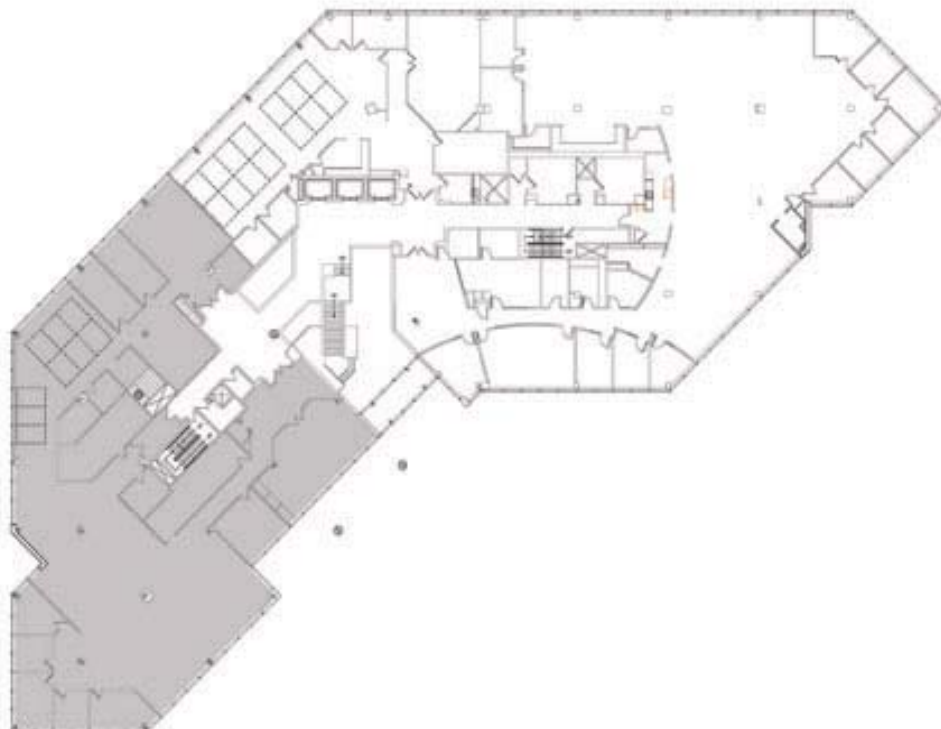
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## FLOOR PLANS

### FIRST FLOOR



### SECOND FLOOR

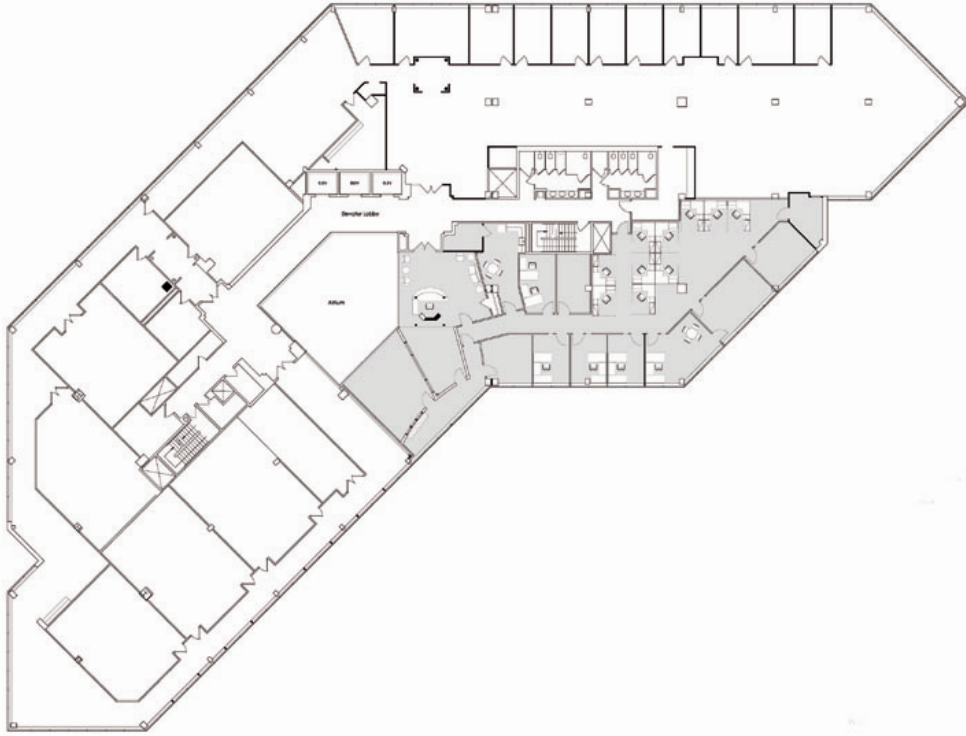


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## FLOOR PLANS

### THIRD FLOOR



Information contained herein is from sources we deem reliable, however, no representation is made as to accuracy and may be subject to errors.