

315 Chestnut St
NEEDHAM, MASSACHUSETTS

+/- **1,200 - 2,700 SF**

RETAIL | OFFICE | MEDICAL
SPACE AVAILABLE



EASTERN
LAND COMPANY

AVAILABLE FOR LEASE
617.286.3830

315 Chestnut St

NEEDHAM, MASSACHUSETTS

NEEDHAM PUBLIC SCHOOLS
 NEEDHAM HIGH SCHOOL
 1,700 STUDENTS, 450 STAFF
 5-MINUTE DRIVE FROM SITE

Eastern Bank Bank of America
 BOSTON HEARING ASSOCIATES
 ROCKLAND TRUST BANK
 PEX
 Mass General Brigham
 Newton-Wellesley Hospital
 PRIMARY CARE

Walgreens CLUB CHAMPION
 SWEET BASIL a new leaf
 Santander
 Little Spoon
 Covet+Lou

NEEDHAM PUBLIC SCHOOLS
 POLLARD MIDDLE SCHOOL
 450 STUDENTS, 40 STAFF
 5-MINUTE WALK FROM SITE

MBTA COMMUTER RAIL
NEEDHAM CENTER STATION
 BUILT IN 1853
 35-MIN RIDE TO BOSTON'S SOUTH STATION
 STOPS ON SOUTH & NORTH SIDE OF MARKET

KUMON MATH. READING. SUCCESS.
 THE JAMES PUB & PROVISIONS
 GARI
 Dedham Savings
 NEEDHAM CENTER fine wines
 Needham Bank
 Citizens Bank

BETH ISRAEL DEACONESS HOSPITAL
NEEDHAM
 58 BEDS, 4.4-ACRE,
 ACUTE CARE COMMUNITY HOSPITAL,
 CANCER CENTER, SURGICAL PAVILION,
 37,000 SF OUT-PATIENT FACILITY
 AFFILIATIONS:
 Beth Israel Lahey Health
 Beth Israel Deaconess Medical Center

McDonald's Domino's
 DUNKIN' DONUTS
 Needham Physical Therapy
 Needham dental
 Dellaria SALONS

MBTA COMMUTER RAIL
NEEDHAM JUNCTION STATION
 BUILT IN 1906
 35-MIN RIDE TO BOSTON'S SOUTH STATION
 STOPS ON SOUTH & NORTH SIDE OF MARKET
 1-MIN WALK FROM SITE

COPLEY MOTORCARS
 CVS pharmacy
 Learning Express Toys
 barre3
 Middlesex Savings Bank
 NEEDHAM BOWLWAY

the Y YMCA
 Beth Israel Lahey Health
 Beth Israel Deaconess Medical Center
 PRIMARY CARE

GLICKSMAN ORTHODONTICS
 CHESTNUT DENTAL
 NEEDHAM DANCE THEATRE
 Fidelity Bank
 MH
 CHASE

NEEDHAM PUBLIC SCHOOLS
 HIGH ROCK MIDDLE SCHOOL
 450 STUDENTS, 40 STAFF
 3-MINUTE WALK FROM SITE

SITE
315 CHESTNUT ST

Roche Bros.
 Salem Five
 invisalign
 HERCULES
 STRENGTH NUMBERS

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NEEDHAM, MASSACHUSETTS

Sudbury Farms
 PURE HOCKEY
 Boston ENT Associates
 EMSCULPT
 Bertucci's
 Needham Podiatry
 MATHNASIUM
 The Math Learning Center
 verizon
 SUBWAY
 SUPERCUTS

CVS pharmacy
WebsterBank
CareWell URGENT CARE
M&T Bank
Citizens Bank
BrooklineBank
TRADER JOE'S
7 ELEVEN
Shell
KinderCare LEARNING CENTERS
 Starbucks COFFEE
 Beth Israel Lahey Health
 Beth Israel Deaconess Medical Center
 PRIMARY CARE

CHASE
Eastern Bank
Middlesex Savings Bank
NB NeedhamBank
CVS pharmacy
Santander
Walgreens
Citizens Bank
Bank of America
Fidelity Bank

BETH ISRAEL DEACONESS HOSPITAL NEEDHAM
 58 BEDS, 4.4-ACRE, ACUTE CARE COMMUNITY HOSPITAL, CANCER CENTER, SURGICAL PAVILION, 37,000 SF OUT-PATIENT FACILITY
 AFFILIATIONS: Beth Israel Lahey Health, Beth Israel Deaconess Medical Center

SITE
315 CHESTNUT ST

Roche Bros.
SalemFive
Domino's
McDonald's
DUNKIN' DONUTS
STRENGTH NUMBERS
HERCULES
invisalign
the Y

INTERSECTION OF MAJOR INTERSTATE HWYS
 MASS PIKE (I-90) = 115,000 ADT
 ROUTE 128 (I-95) = 170,000 ADT
 TOTAL EST. = 285,000 ADT

NEWTON - WELLESLEY HOSPITAL
 273 BED, COMMUNITY TEACHING HOSPITAL
 3,700 EMPLOYEES, 352 FULL-TIME PHYSICIANS
 55,000 ANNUAL ED VISITS
 AFFILIATIONS: Mass General Brigham, Tufts School of Medicine, HARVARD MEDICAL SCHOOL

Staples
GEICO
TD Bank
GOLFTEC
Frank Webb Home
OMAHA STEAKS
Panera BREAD
petco
Advance! Auto Parts
KENNEDY CARPET

4.8M SF COMMERCIAL SPACE
 [EAST OF ROUTE 128]

NBCUniversal
 A COMCAST COMPANY
 160,000 SF REGIONAL HQ
 BROADCASTING STUDIOS + OFFICES
 375 EMPLOYEES

Shark NINJA
 170,000 SF WORLD HQ
 400 EMPLOYEES

WELLINGTON MANAGEMENT
 100,000 SF REGIONAL OFFICE

Coca-Cola
 400,000 SF BOTTLING FACILITY
 24-ACRE SITE, BUILT IN 1955

IDG
 International Data Group
 125,000 SF DIVISIONAL HQ
 600 EMPLOYEES

ThermoFisher SCIENTIFIC
 62,000 SF PANTHEON PHARMA
 400 EMPLOYEES

SHERATON
Residence INN BY HARRIOTT
HOMWOOD SUITES BY HILTON

FedEx
 50,000 SF, 4-ACRE DISTRIBUTION FACILITY

Tripadvisor
 150,000 SF WORLD HQ

HEBREW REHABILITATION CENTER
 220 BED, 10-ACRE CAMPUS
 SENIOR REHABILITATION FACILITY
 LONG-TERM CHRONIC, POST-ACUTE CARE AND OUTPATIENT SERVICES
 AFFILIATIONS: Hebrew SeniorLife, HARVARD MEDICAL SCHOOL

MBTA COMMUTER RAIL NEEDHAM JUNCTION STATION
 BUILT IN 1906
 35-MIN RIDE TO BOSTON'S SOUTH STATION
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TOWN OF NEEDHAM DEMOGRAPHICS

POPULATION: 31,000

MEDIAN HH INCOME: \$169,000

ADULTS COLLEGE EDUCATED: 78%

MEDIAN HOME VALUE: \$860,000