



**B U R G E S S**  
P R O P E R T I E S

**175 MCCLELLAN HIGHWAY    EAST BOSTON**  
**FOR LEASE**  
**OFFICE WAREHOUSE RETAIL**



Burgess Properties, Inc is pleased to present this opportunity to lease a highly visible office and warehouse building just outside of Logan International Airport. Brand new renovation of loft-style offices with floor-to-ceiling windows just being completed. First-floor warehouse space up to 24,000 SF also available. A short walk to the Blue Line MBTA and MBTA Bus Service at the front door. On-site gym, abutting two prominent area hotels, and nearby amenities include Starbucks and other new restaurants.

<b>Total Building Area</b>	Approximately 400,000 RSF
<b>Available Suites</b>	<b>Office:</b> 1,000 - 40,000 SF <b>Warehouse:</b> Up to 24,000 SF
<b>HVAC</b>	Gas-fired roof top units, fully air-conditioned
<b>Parking</b>	Ample on-site parking
<b>Public Transportation</b>	MBTA Blue Line is a short walk. MBTA bus service at front door.
<b>Number of Stories</b>	Two
<b>Life Safety</b>	Fully sprinklered
<b>Warehouse Loading</b>	Two dedicated loading docks
<b>Expenses</b>	Real Estate Taxes: \$2.16 per SF    Operating Expenses: \$3.26 per SF
<b>Amenities</b>	On-site gym, abutting hotels, Starbucks and other restaurants in close proximity.

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