

960 mass ave



Make Your Space at 960 Mass Ave.

- 68,500 SF AVAILABLE -

Overview & Specifications

960 Mass Ave offers 68,500 SF of available open floor plates with unlimited possibilities.

From industrial to flex-tech, the expansive layout and building infrastructure offer tenants ultimate flexibility to meet any use.

With immediate access to highways, commuter rail, and immediate adjacency to Boston's urban core, 960 Mass Ave is located in the heart of urban Boston with unbeatable regional accessibility.



Image is inspirational and does not reflect the current conditions of the building

Property Specifications

Total Building Size

±97,929 SF

Basement: ±1,500 SF

1st Floor: ±34,194 SF

2nd Floor: ±37,484 SF

3rd Floor: ±24,751 SF

Available Space

±68,637 SF

1st Floor: ±6,402 SF

2nd Floor: ±37,484 SF

3rd Floor: ±24,751 SF

Clear Height

1st floor: 10' typical

2nd floor: 11'8" typical

3rd floor: 10' typical

Floor

Poured concrete up to
150 lb/square foot load capacity

Building Exterior

New CMU block and glass
exterior walls; metal panels

Column Spacing

20' x 20' typical

Signage

Highly-visible canopy signage
opportunities; over 12,000 daily car count

Land Area

±1.83 acres

Loading Docks

Shared loading available with freight
elevator access at both the north and south
sides of the building

Sprinklers

Wet system

Utilities

Electric: Eversource

Gas: National Grid

Water & Sewer: City of Boston

Fiber: Comcast and Verizon

Power

3000 Amps

Year Built

1952; renovated 2019-2020

Parking Ratio

0.8/1,000 SF

Access to Transportation

T **NEWMARKET STATION:**
Commuter Rail (Fairmount Line):
Readville ↔ South Station

T **ANDREW STATION**
Red Line:
Ashmont/Braintree ↔ Alewife

BUS 8:
Kenmore ↔ Harbor Point/UMass

BUS 9:
Copley ↔ City Point
(via Broadway Station)


BUS 10:
Copley ↔ City Point
(via Boston Medical Center)

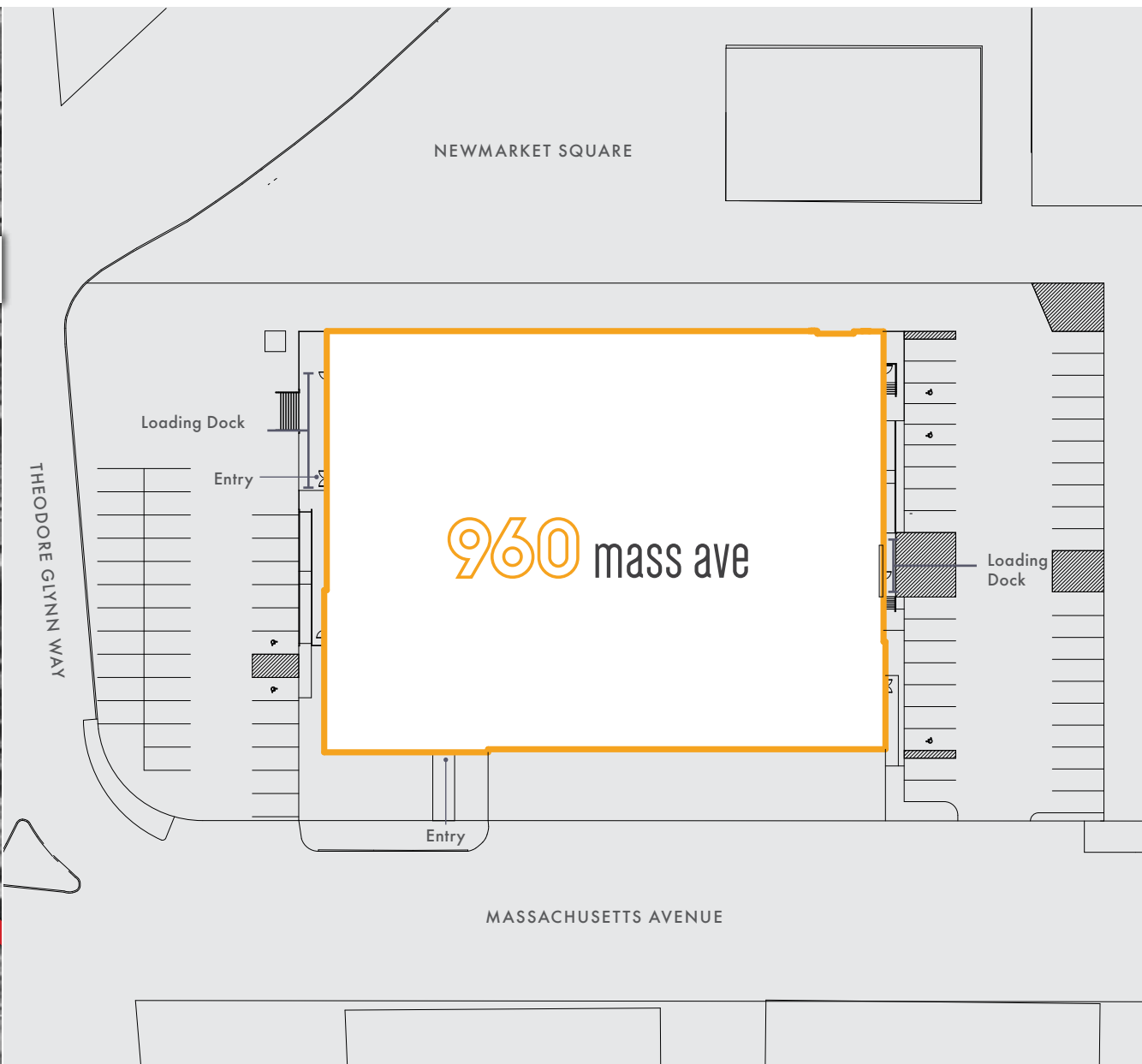
BUS 16:
Forest Hills ↔ Andrew or
UMass

BUS 171:
Dudley ↔ Logan Airport

BUS CT3:
Andrew ↔ Beth Israel or BMC



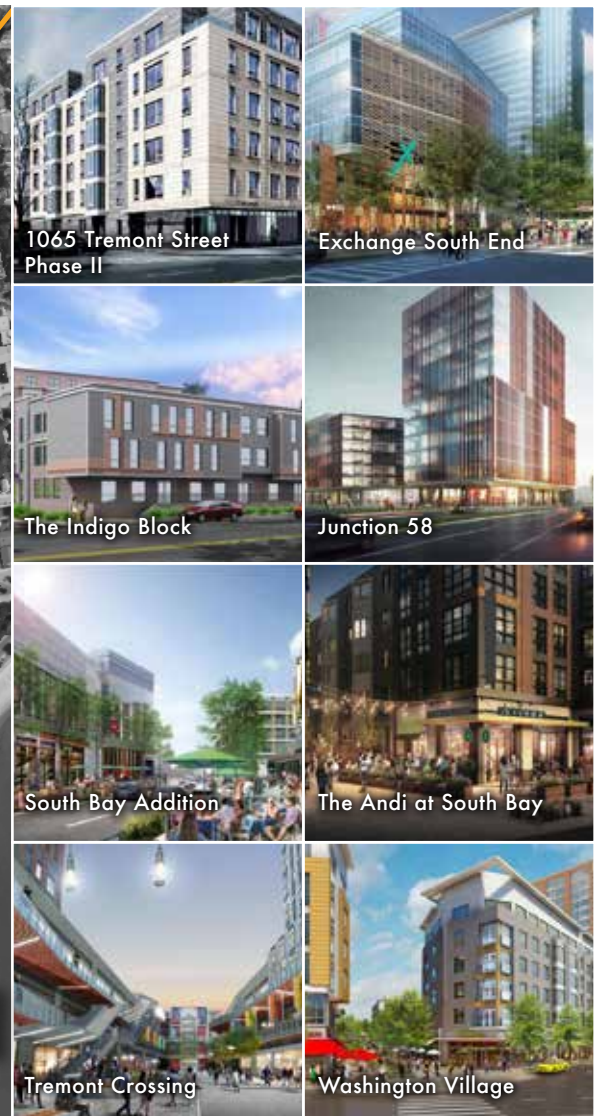
- | | | |
|--|--|--|
|  COMMUTER RAIL
0.3 miles → Newmarket
0.8 miles → Uphams Corner |  RED LINE
0.7 miles → Andrew
1.1 miles → JFK/UMass |  VEHICLE
0.6 miles → Interstate 93
1.5 miles → Mass Pike/Interstate 90
2.0 miles → Downtown Boston
4.0 miles → Logan Airport |
|--|--|--|



Newmarket Square

AN URBAN DEVELOPMENT HUB

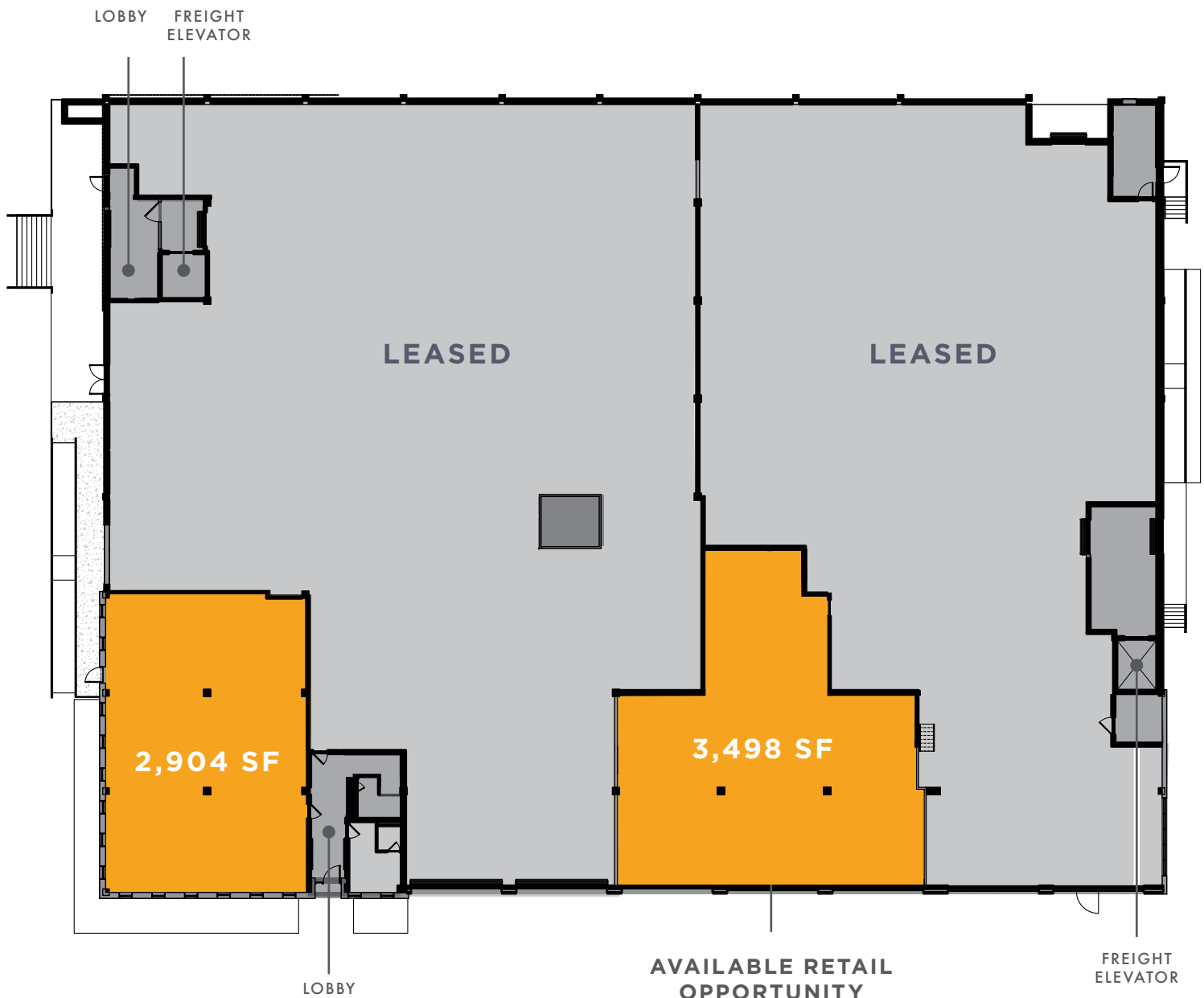




-  Multi-Family/Residential
-  Office
-  Industrial Manufacturing/Flex
-  Retail/Restaurant
-  Lab/Biotech
-  Academic/Educational
-  Hotel

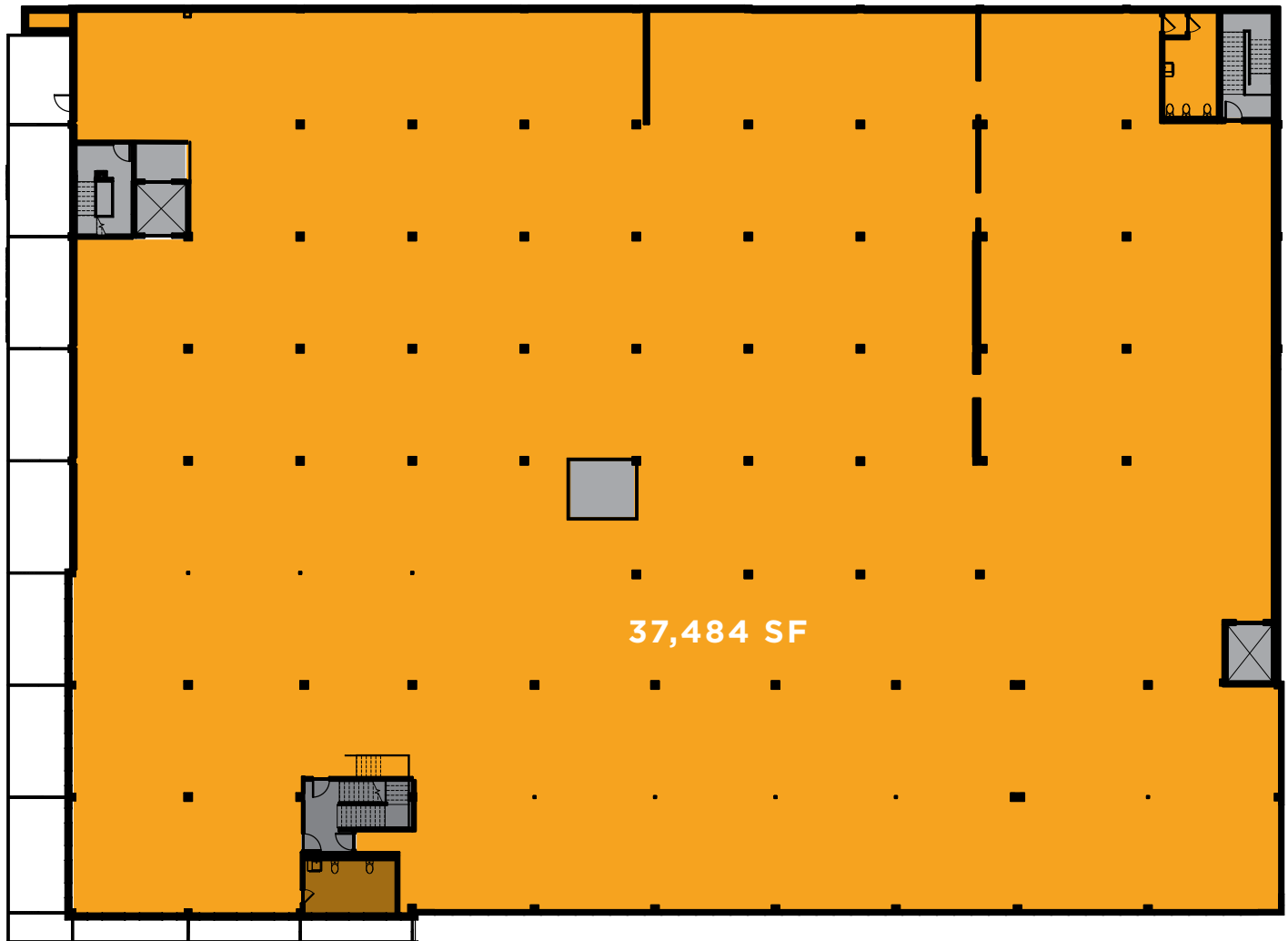
Floor Plans

FIRST & SECOND FLOORS



First Floor Plan • 6,402 SF Available

● Available - 6,402 SF ● Common/Building Area

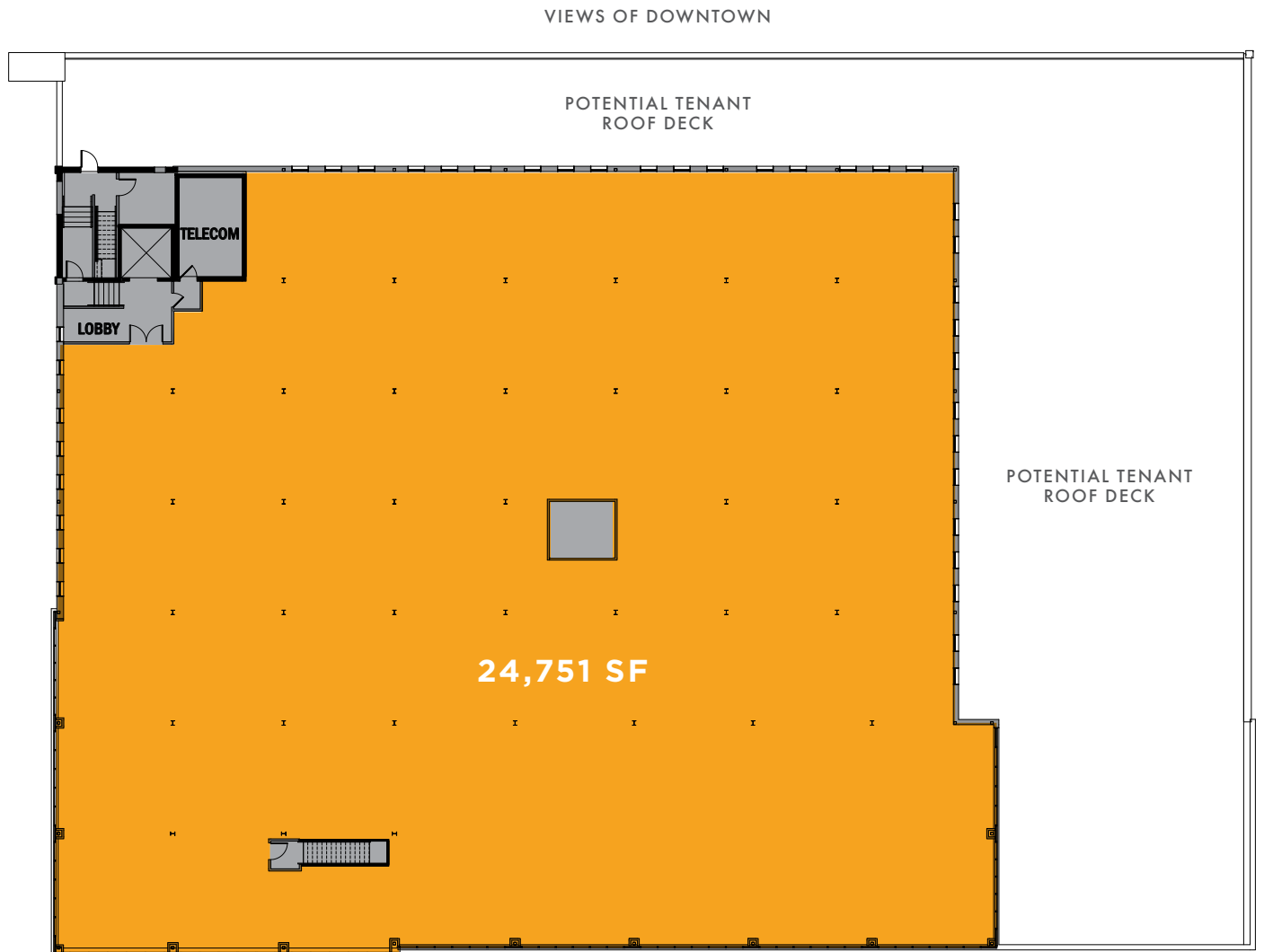


Second Floor Plan • 37,484 SF Available

● Available - 37,484 SF ● Common/Building Area

Floor Plans

THIRD FLOOR



Third Floor Plan • 24,751 SF Available

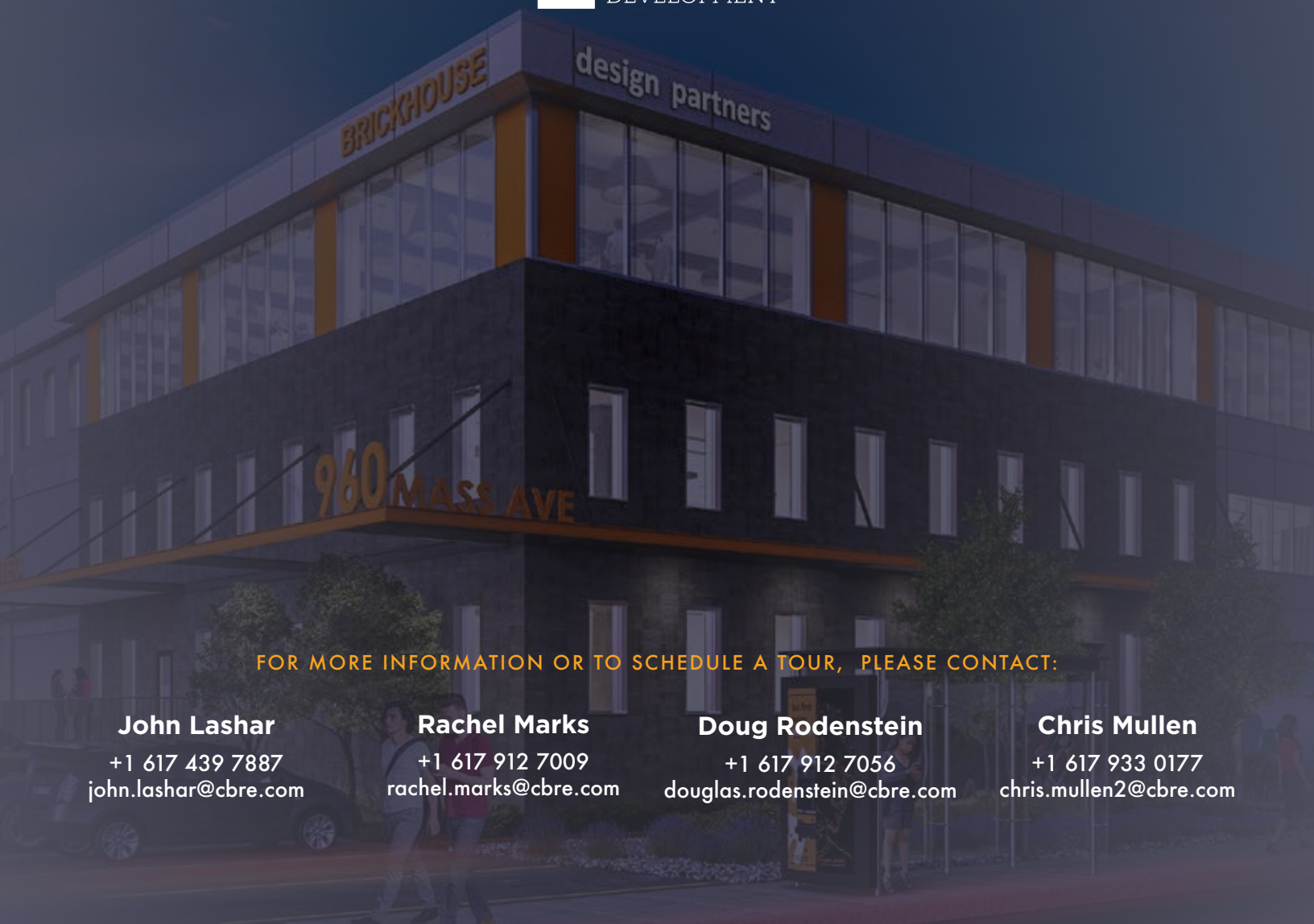
● Available - 24,751 SF ● Common/Building Area



Third floor rendering; final condition based on tenant.

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Professionally Managed by



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