

FOR
SALE

95 TERRACE HALL AVENUE BURLINGTON, MA

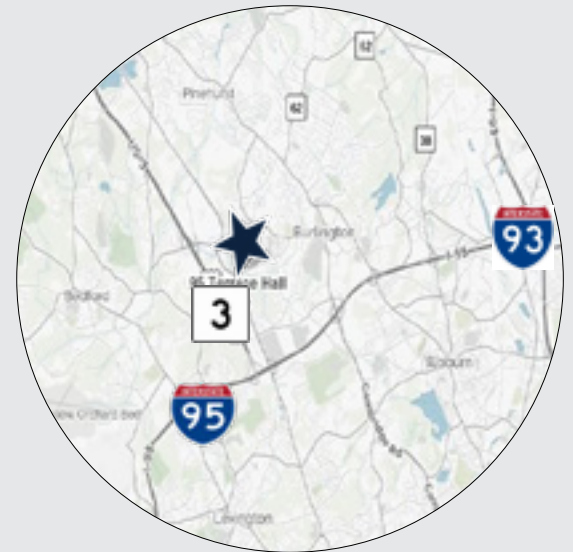


**PRICE REDUCTION:
\$995,000**

6,600 +/- SF FREE-STANDING OFFICE-FLEX BUILDING

» The Stubblebine Company is pleased to offer
95 Terrace Hall Avenue, Burlington, MA to the marketplace:

- Easy access to I-95, Route 128 & Route 3
- Located in one of the most dynamic areas in the Northeast
- Proximity to numerous outstanding amenities: Life Time Fitness, Wegmans, Archer Hotels, Starbucks and the Burlington Mall



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

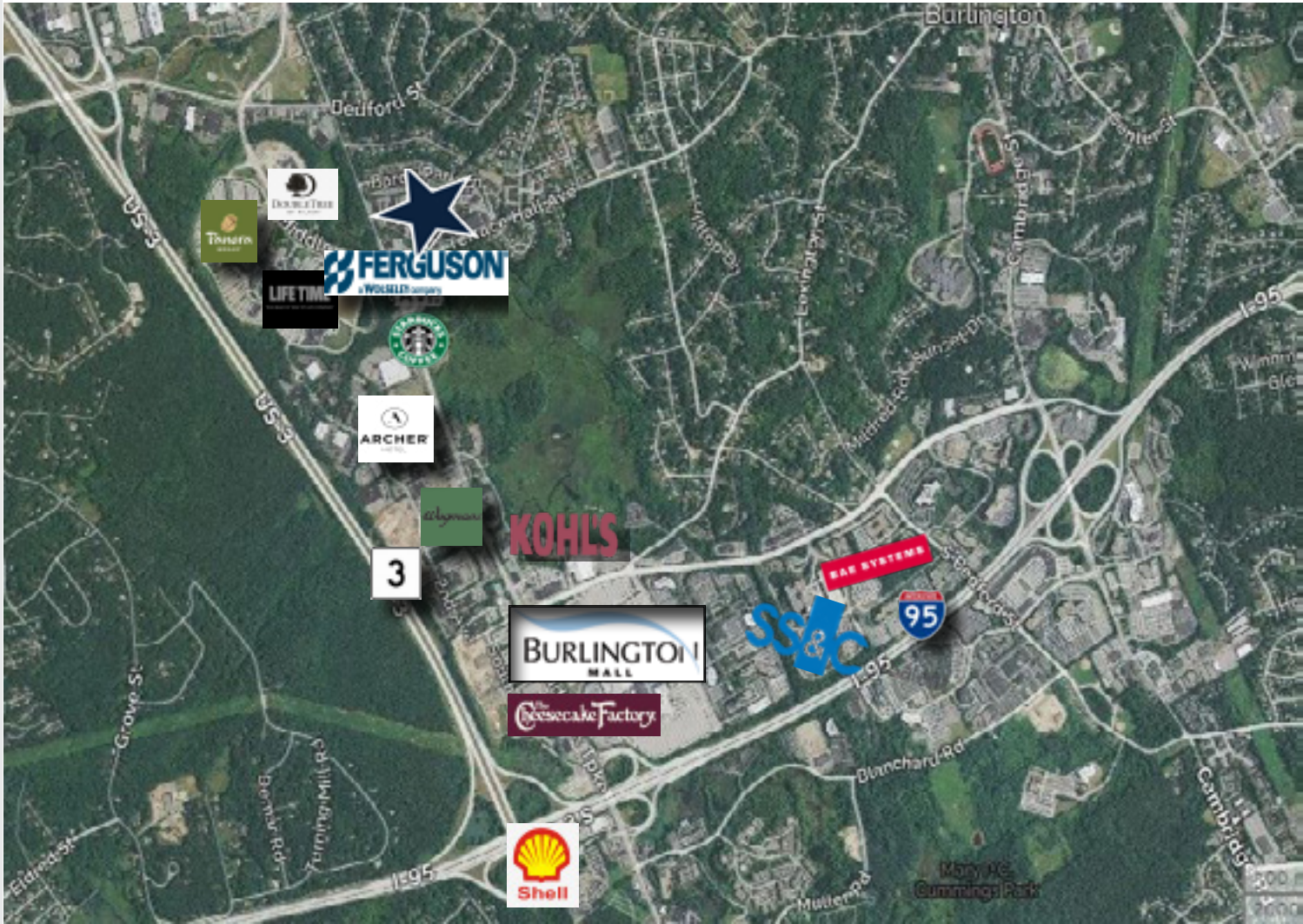
TOTAL SIZE	6,600 SF +/-
YEAR BUILT	1960
CEILING HEIGHT	12' on the 1st Floor
PARKING	16 Spaces (more parking available for lease on adjacent property)
STORIES	Two (2) story building
ACREAGE	.25 Acre
ZONING	IG
UTILITIES	Town Water & Sewer, Natural Gas
HEAT	Available on site
CONSTRUCTION	Steel with concrete block and brick veneer
PRICE	Sale: \$995,000 Lease: \$11.95/SF NNN



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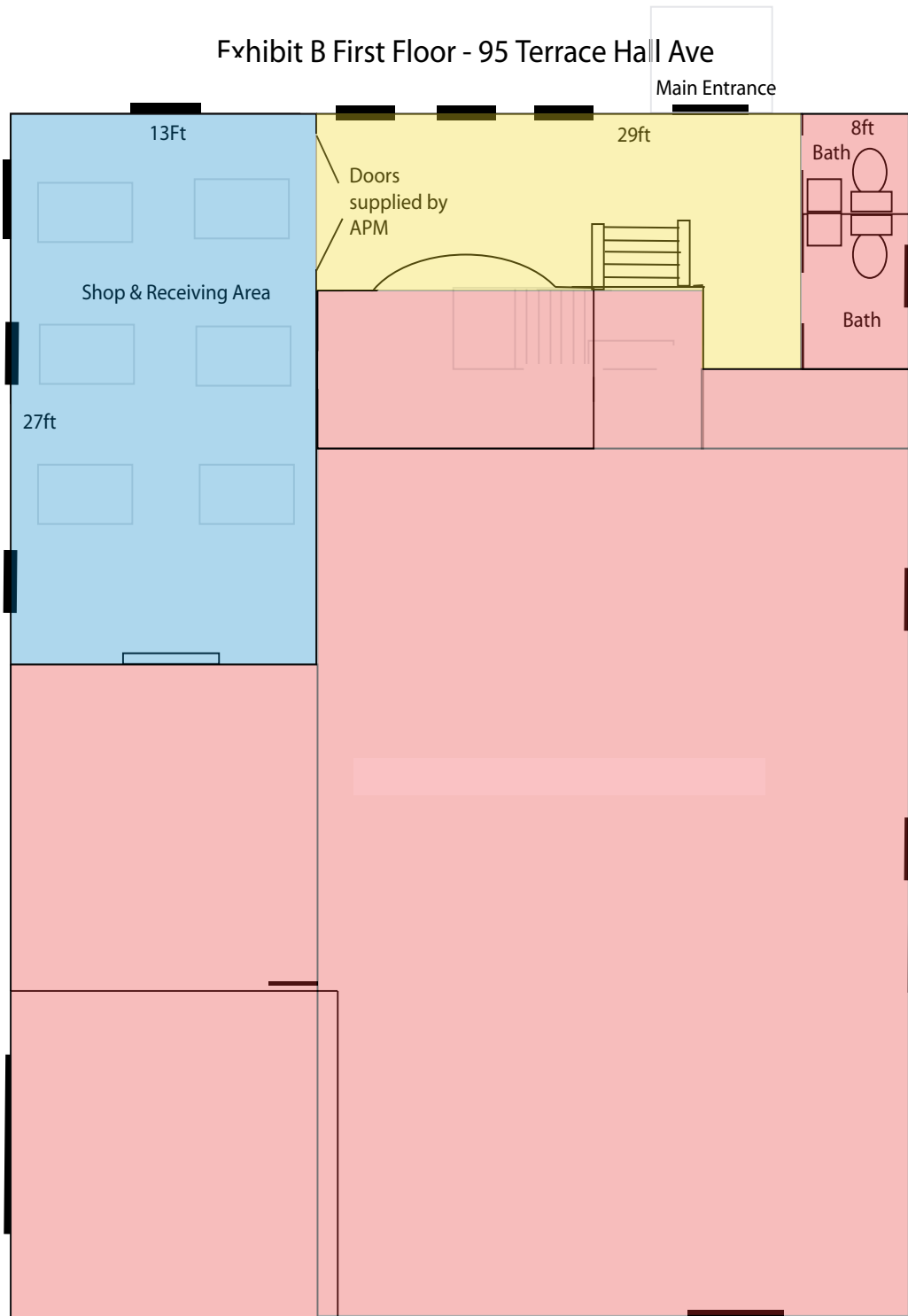
AERIALS OF AREA



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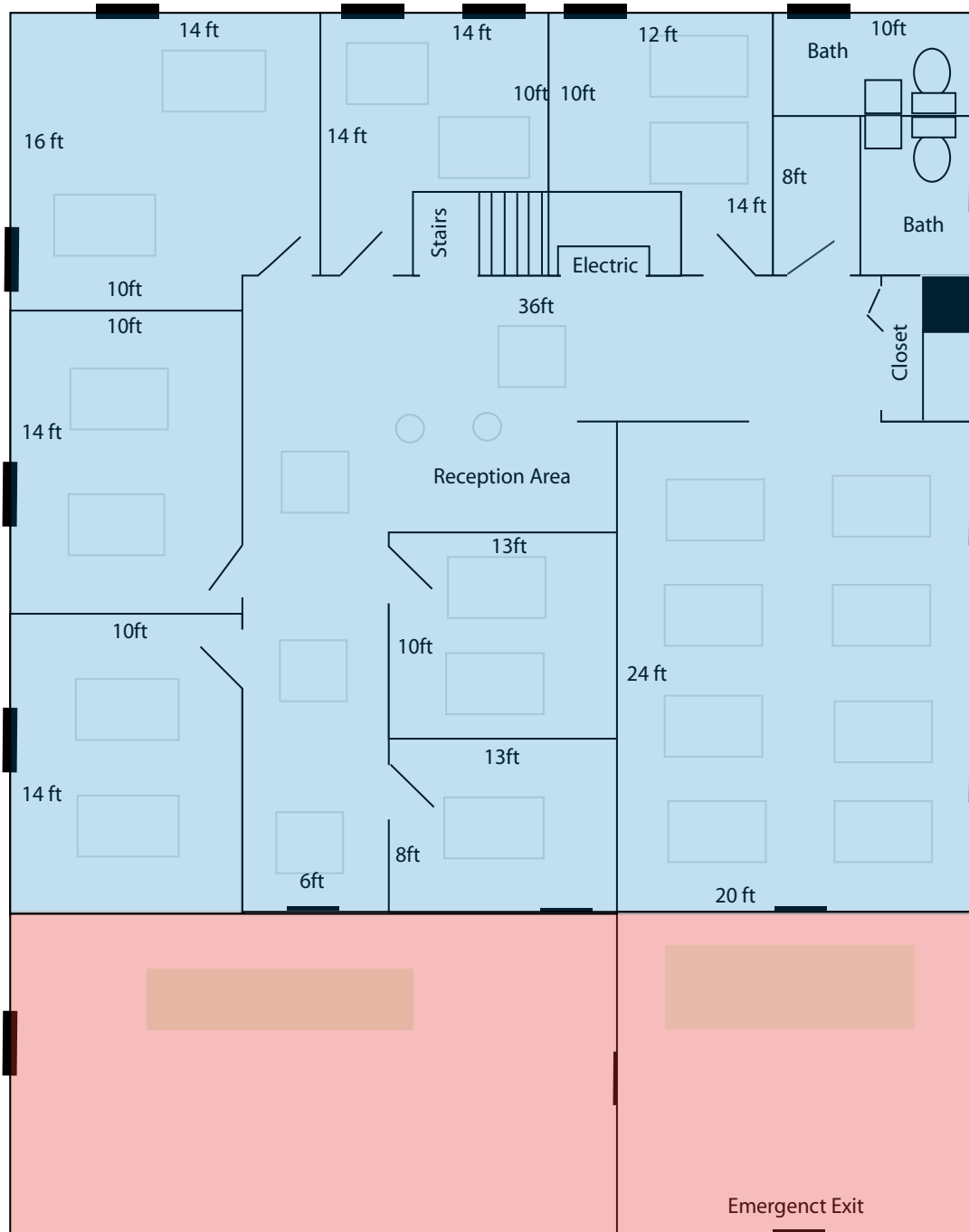
FLOOR PLAN - 1ST FLOOR

Exhibit B First Floor - 95 Terrace Hall Ave

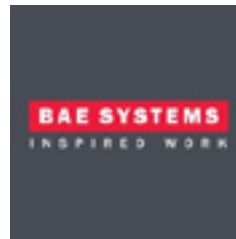


FLOOR PLAN - 2ND FLOOR

Exhibit A Second Floor - 95 Terrace Hall Ave



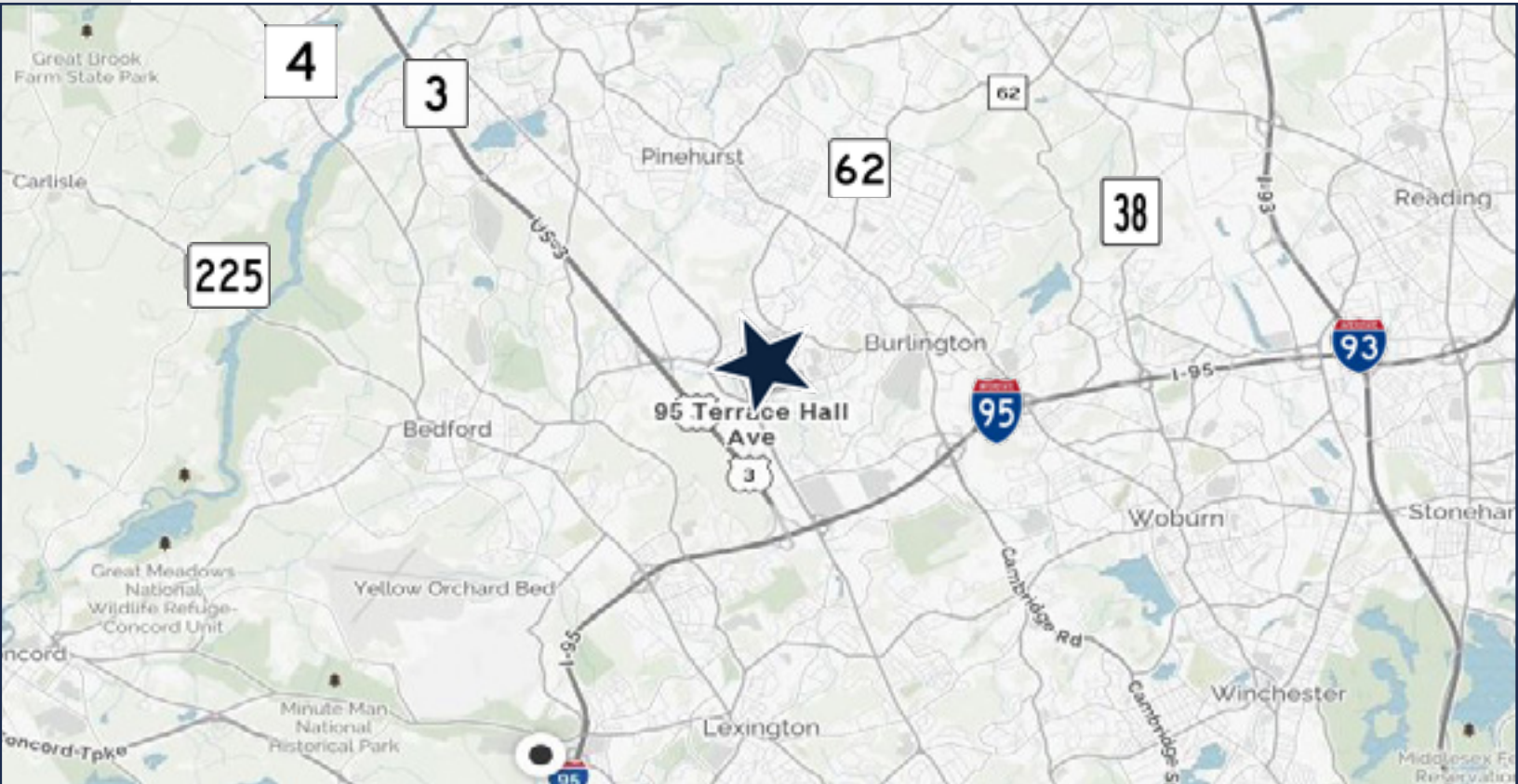
CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



LOCATION



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CONTACT

AARON SMITH 978-654-0432

ELLEN GARTOFF 978-760-1263

DAVID STUBBLEBINE 617-592-3391



- .25 miles to Middlesex Turnpike
- 1.5 miles to I-95/128
- 1.21 miles to Burlington Rd.

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.