



Lease Rate:	\$22.50 SF/yr (NN; NNN)
Available SF:	1,000 - 6,986,+/- SF
Parking Ratio:	3.64:1000
Lot Size:	1.38 Acres
Building Size:	24,360 SF
Floor:	First & Second Floor Spaces Available

SPACES	LEASE RATE	SPACE SIZE
First Floor Office/Flex Space Available	\$22.50 SF/yr	4,900 SF
2,086 SF Office/Flex Space Avaliable	Negotiable	2,086 - 6,986 SF
6,986 SF Office/Flex Space Avaliable	Negotiable	2,086 - 6,986 SF

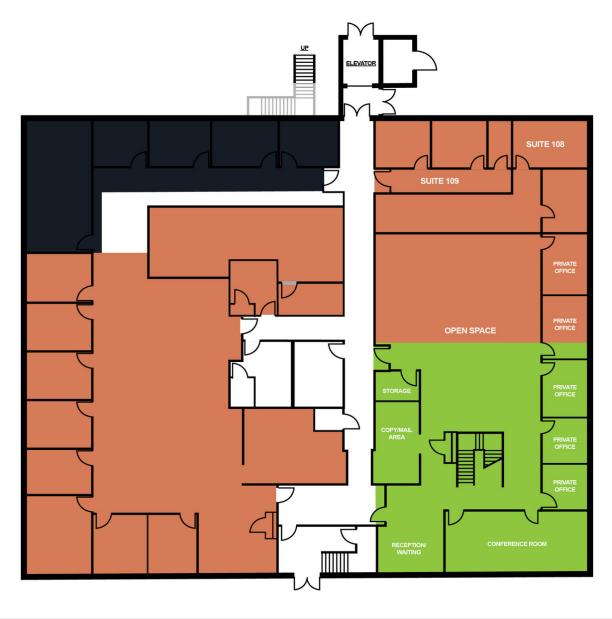


PROPERTY DESCRIPTION

Presently available for lease is 2,086 - 6,986 +/- SF of first and second floor office/flex space. Situated with IND-B zoning, 4 Preston Court is strategically positioned near Hartwell Avenue in Lexington, MA. 4 Preston stands as a recently renovated office/flex building, showcasing ample surface parking at a ratio of 3.64 spaces per 1,000 square feet, equipped with a passenger/freight elevator capable of handling up to 4,500 lbs, and featuring contemporary common areas.

Noteworthy neighbors encompass prominent entities such as Thermo Fisher Scientific, Stoke, Diversified Technologies, Cubic PV, and UCB. Within a 3-mile radius of the property, a workforce of 16,053 white-collar professionals thrives, contributing to a rich talent pool while enjoying proximity to some of Boston's most affluent suburbs. Encircled by conservation land, the property lies adjacent to the Minuteman Bike Path and Hanscom Air Force Base, with convenient accessibility to Routes 3, 128, and 225.

First Floor





Second Floor









































