



THE / EDGE

101 Edgewater Drive | Wakefield, MA 01880



HOBBS BROOK
REAL ESTATE

NEWMARK



The Edge is a Class A corporate office park situated on a 90-acre campus with panoramic waterside views and less than 25-minutes from the heart of Boston.

CAMPUS MAP



BUILDING 101

- 76,476 SF
- Two (2) Floors
- Built in 1986
- 3.5/1000 Parking
- One (1) Elevator
- STREAT Micromarket
- Tailboard Loading

BUILDING 301

- 78,358 SF
- Three (3) Floors
- Built in 1988
- 3.8/1000 Parking
- Two (2) Elevators
- Tailboard Loading
- Covered Garage Parking
- Private Outdoor Water-View Decks

BUILDING 500

- 134,314 SF
- Four (4) Floors
- Built in 1987
- 3.9/1000 Garage and Surface Parking
- Two (2) Elevators
- Conference Center
- Tailboard Loading

BUILDING 701

- 160,464 SF
- Five (5) Floors
- Built in 2003
- 4/1000 Garage and Surface Parking
- Three (3) Elevators

BUILDING 201

- 91,062 SF
- Two (2) Floors
- Built in 1985
- 3/1000 Parking
- Two (2) Elevators
- Tailboard Loading
- Cafe' and Outside Lakeside Patio

BUILDING 401

- 206,566 SF
- Six (6) Floors
- Built in 1989
- 3.6/1000 Garage and Surface Parking
- Four (4) Elevators
- Full Service Cafe'
- Fitness Center with Lockers and Showers
- Tailboard Loading

BUILDING 601

- 160,507 SF
- Five (5) Floors
- Built in 2001
- 4/1000 Garage and Surface Parking
- Three (3) Elevators
- Full Service Cafe'
- Open Studio with Lockers and Showers

AMENITIES

Campus Amenities



Fitness Center



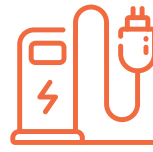
Community Garden



Walking Trails



Cafeteria



EV Charging Stations



On-site Security



Outdoor Amenities



Garage Parking



Year Round Events



Campus App



Tenants are invited to take a break from their daily routine to enjoy the 1.3-mile walking path surrounding the property that provides views of the ponds, marsh, campus gardens and beehives, as well as opportunities to rest and relax in convenient, communal outdoor spaces. Year-round campus events keep tenants engaged both in and out of the office.



NEIGHBORHOOD

Local Amenities

Edgewater is a 10-minute walk or short drive to MarketStreet in Lynnfield with over 85 shops and restaurants as well as Lahey Health Hub.

DINING AT MARKETSTREET

- | | |
|-----------------------------------|-----------------|
| 1. It's Sugar | 9. Yard House |
| 2. Temazcal | 10. Starbucks |
| 3. Whole Foods Market | 11. Alchemy |
| 4. Burton's Grill | 12. J.P. Licks |
| 5. Kings Dining and Entertainment | 13. Chipotle |
| 6. Sweetgreen | 14. Panera |
| 7. Squeeze Juice Co. | 15. Wahlburgers |
| 8. Legal C Bar | |

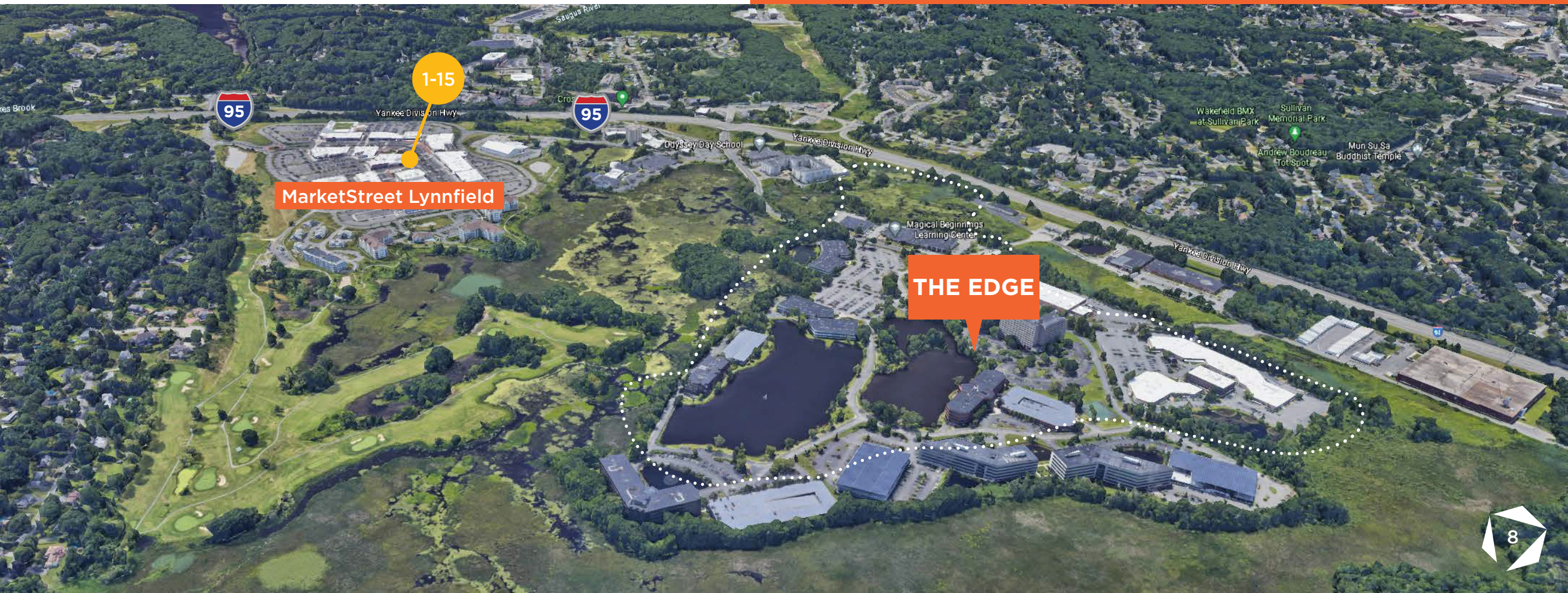
DRIVE TIMES

1 MIN | I-95

5 MIN | I-93

22 MIN | Boston

25 MIN | Logan Intl Airport



Leasing Information:

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