



1175

PROVIDENCE HIGHWAY

6,000 - 75,000 SF

Office Space Available in Norwood, MA





Institutional
Ownership



Class A
Amenity
Package



Branding
Opportunity



Route
128
Location

1175

PROVIDENCE HIGHWAY



BUILDING SPECIFICATIONS

Building Size:	160,000 SF
Available SF:	6,000 - 75,000 SF
Floors:	4
Floor Plate:	22,000 SF
Class:	A
Year Built:	2013
Construction:	Steel
Ceiling Heights:	Floor to deck approx. 14' Floor to finished ceiling 9'
Parking:	3.5/1,000 SF
Elevators:	2
Internet:	Comcast, Verizon, Municipal
Utilities:	Gas: National Grid Water/Sewer: Town of Norwood Electric: Norwood Light

Abundant Natural Light

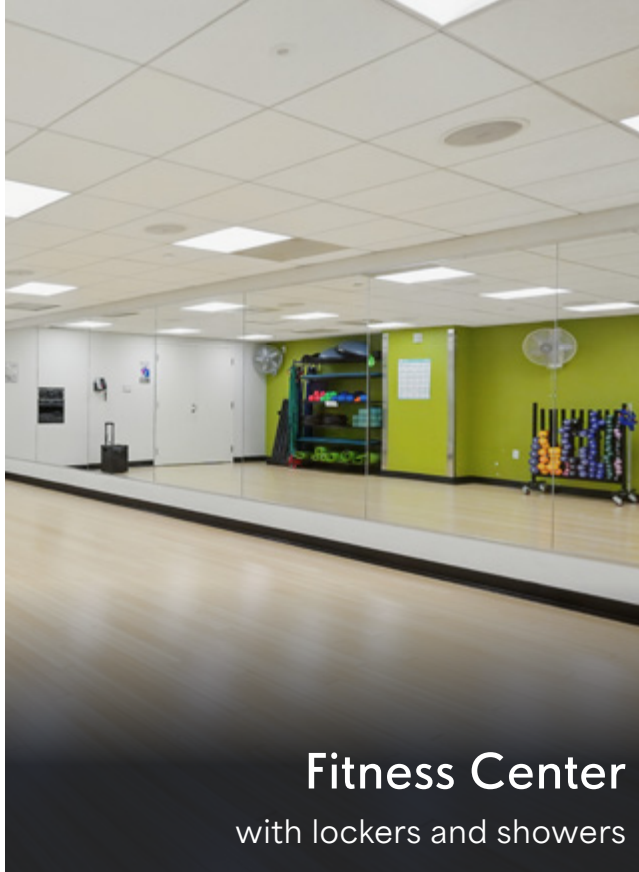
Campus Setting

Furniture Available

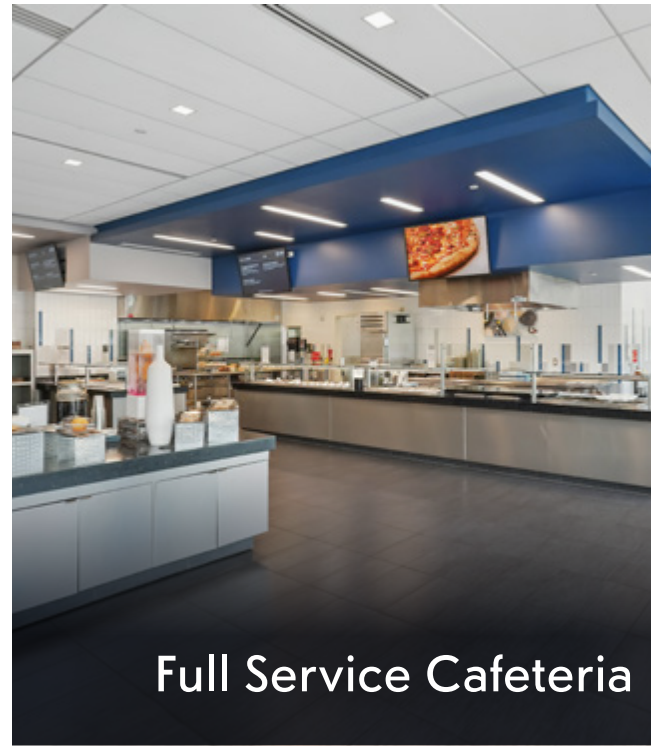
BUILDING AMENITIES



65 person
training room



Fitness Center
with lockers and showers

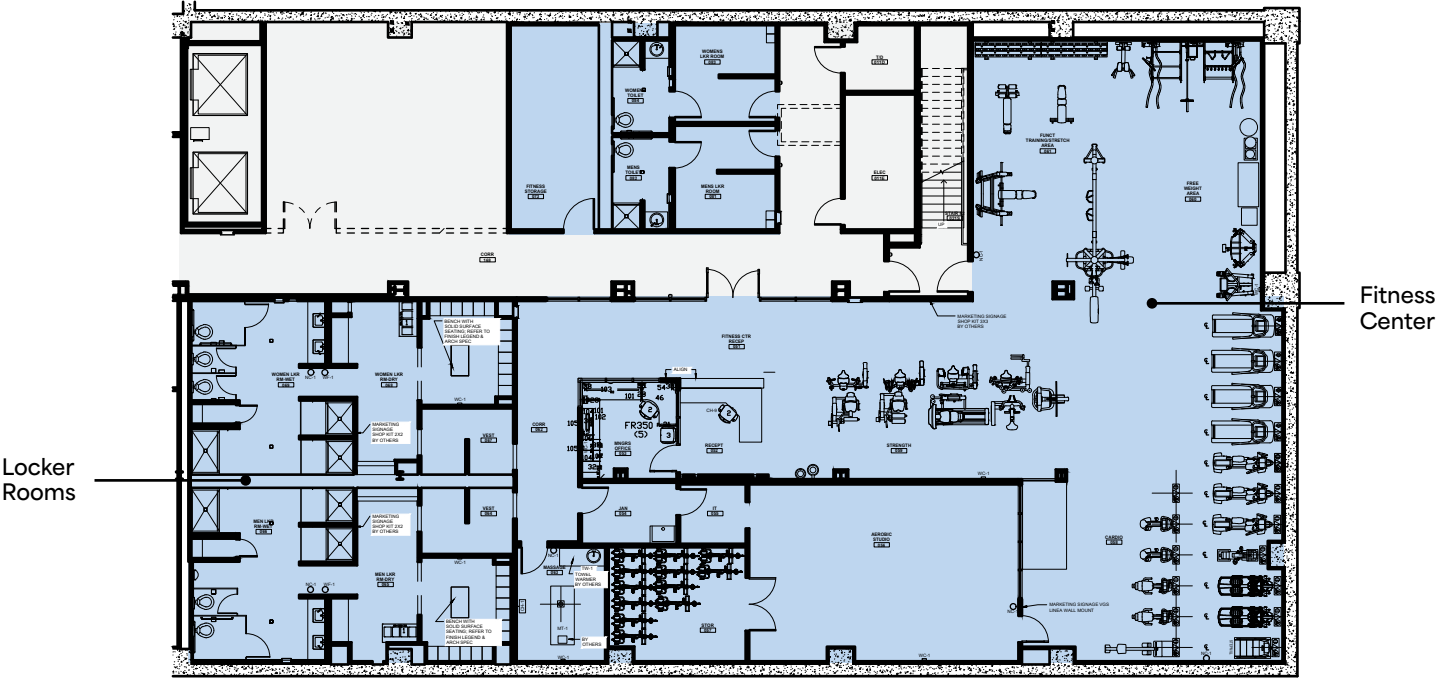


Full Service Cafeteria



Ground Floor

Fitness Center

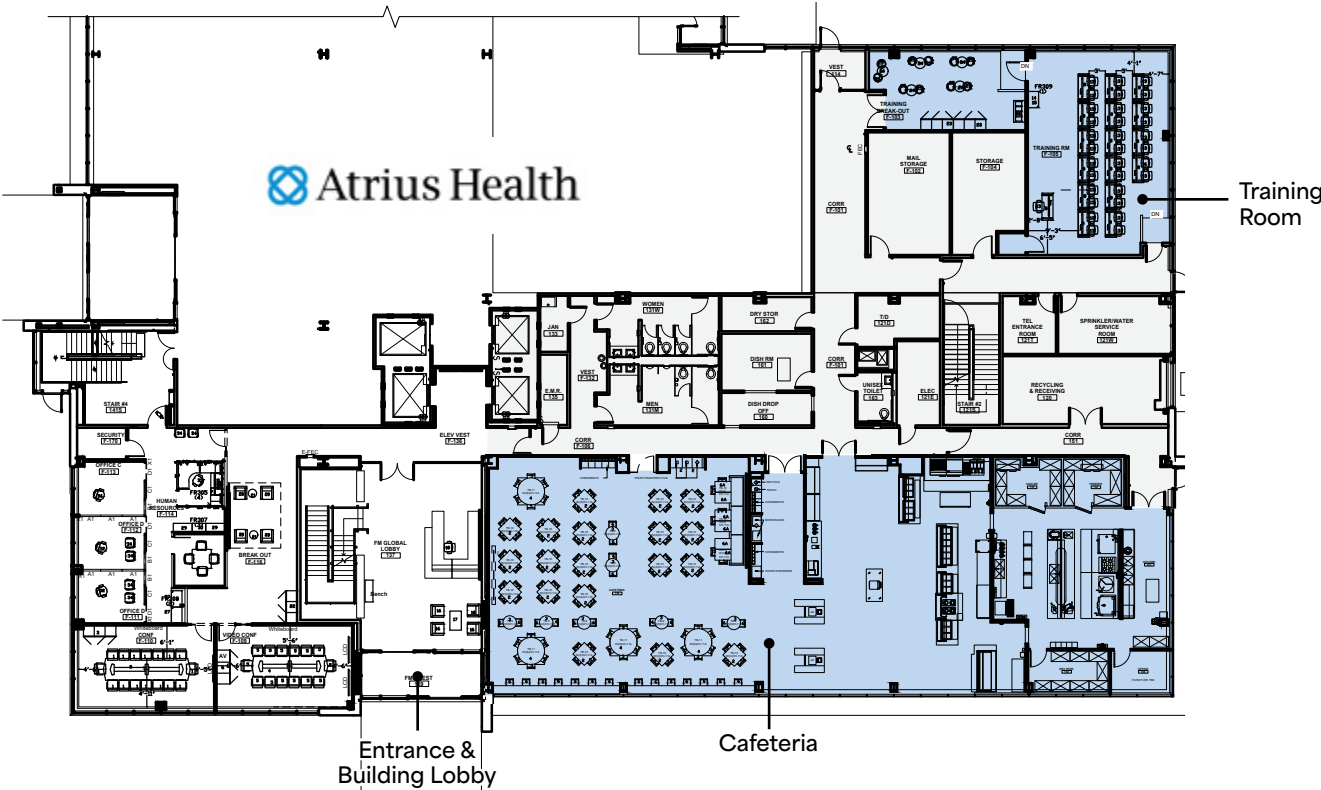


First Floor

Cafeteria

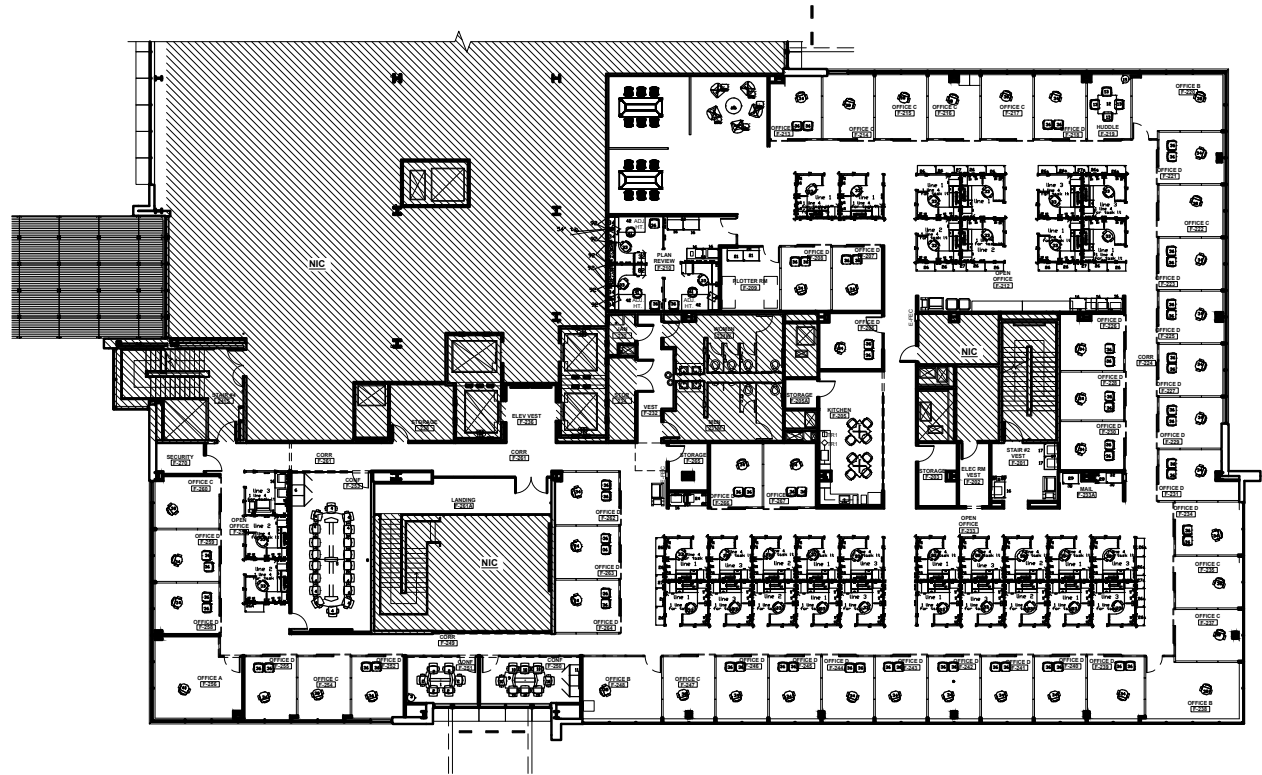
Training Room

9,000 SF Available



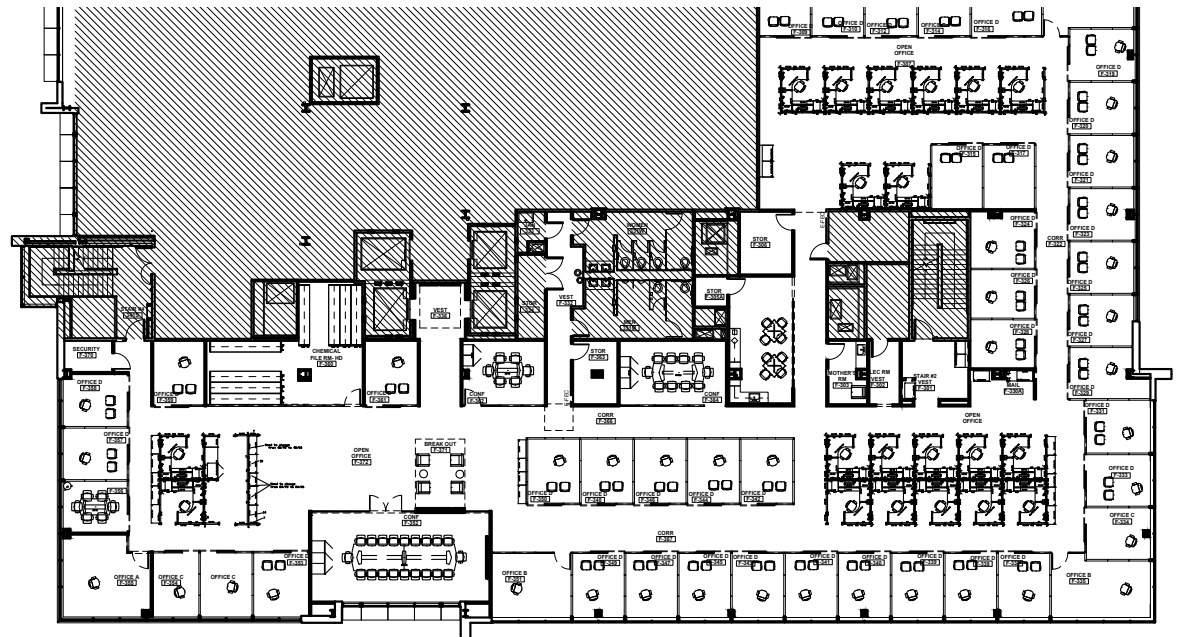
2nd Floor

6,000 - 22,000 SF
Available



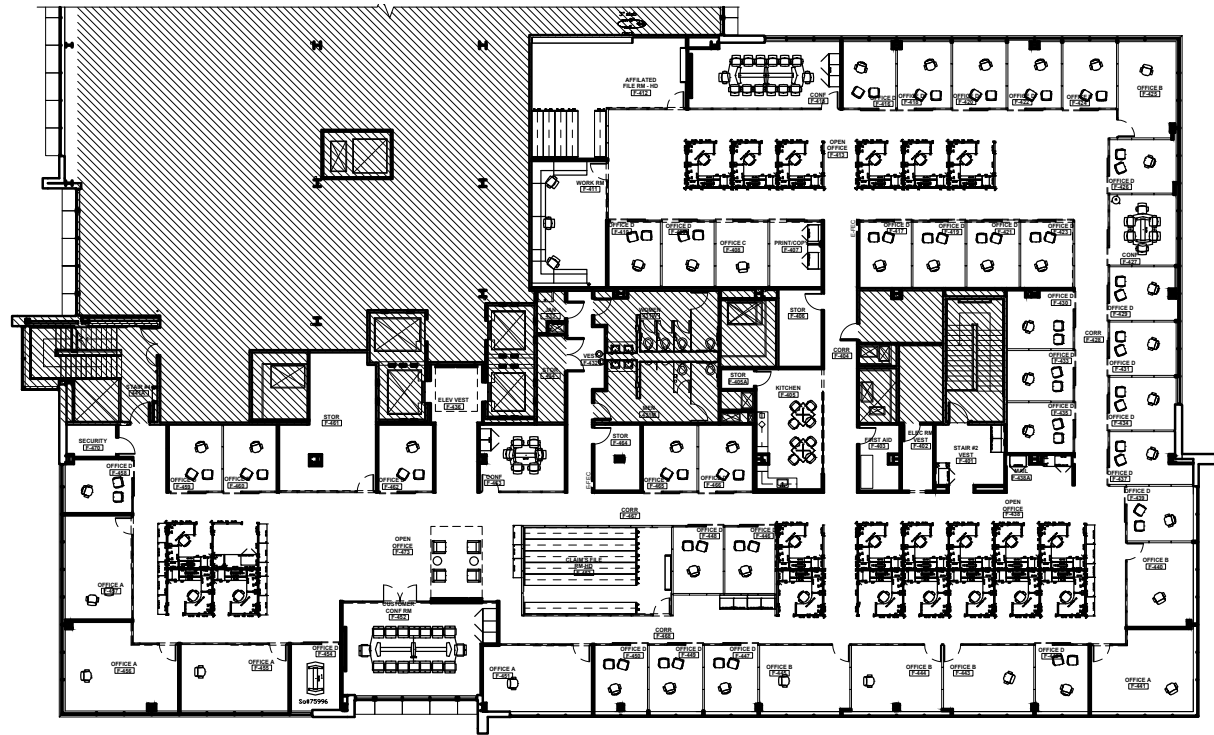
3rd Floor

6,000 - 22,000 SF
Available



4th Floor

6,000 - 22,000 SF
Available



BOSTON

Corporate Neighbors

 Atrius Health

SIEMENS

moderna

ROCKLAND
TRUST
BANK

CORBUS
PHARMACEUTICALS

ADVANCED
INSTRUMENTS®
Confidence Accelerated

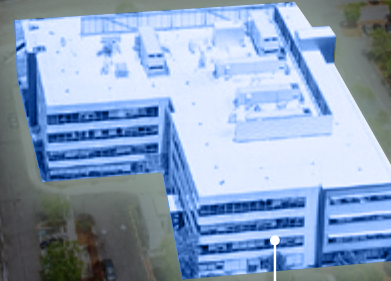
 BENCHMARK

FOUR POINTS
BY SHERATON

FM



50K ADT
WITH ROUTE 1
FRONTAGE



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HIGHWAY



COMING IN 2026

FM Global Norwood Campus

A world-class research, science, and technology campus with state-of-the-art research facilities, Class A office and amenity spaces, and improvements to the existing 40-acre campus.

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PROVIDENCE
HIGHWAY

SIGNAGE
OPPORTUNITY

SIGNAGE
OPPORTUNITY

FM

FOUR  POINTS
BY SHERATON



ROUTE 1



4.7M SF

Portfolio

181+

Tenants

70+

Years in the Business

266

Hobbs Brook
Real Estate Employees

Our Approach:

How can we do better?

We ask ourselves that very question each and every day, and it shows.

For over 70 years Hobbs Brook Real Estate has been pushing boundaries, innovating ideas, and developing and operating corporate and commercial communities that are resilient and meticulously designed to inspire, energize, and endure. At Hobbs Brook Real Estate we are:

- **Team builders.**
- **Reliable partners.**
- **Industry innovators.**

Redefining the tenant experience and creating a workplace that is truly exceptional.

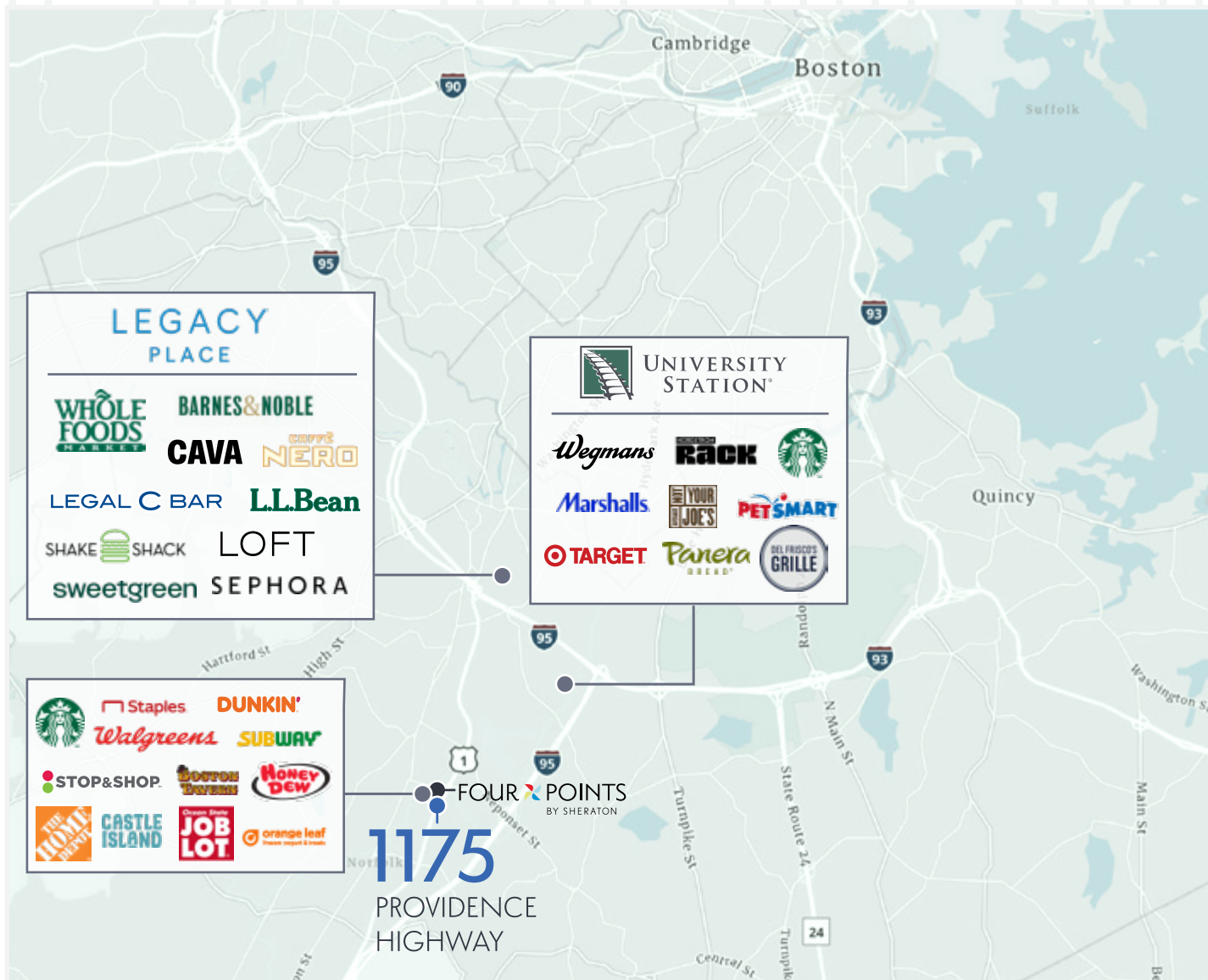
We understand that providing excellent work space goes beyond square footage. We are dedicated to curating an environment that fosters more than just work; we cultivate a thriving community for our tenants and their employees. Our commitment lies in crafting engaging spaces that inspire and boost productivity. We believe that when people enjoy their time in the office, they become more creative, innovative, motivated and collaborative. It's not just about offering excellent space; it's about creating a vibrant community where businesses can thrive and individuals can flourish.

The benefit of being vertically integrated

HBRE's vertically integrated platform gives us unparalleled control over all aspects of ownership, development, and property management. This results in increased efficiency, lower risks, and an exceptional experience for tenants and vendors.

Our in-house departments include:

- Property Management & Engineering
- Leasing
- Construction & Design
- Marketing & Tenant Engagement



Exceptional Visibility
*50K vehicles daily with
 Route 1 frontage*

Easy Highway Access
Amenity-rich location



DRIVE TIMES

I-95:
 2 minutes

Mass Pike:
 10 minutes

I-495:
 20 minutes

South Station:
 35 minutes

Logan Airport:
 45 minutes

Providence:
 40 minutes

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