



# 111 | SPEEN

ICONIC METROWEST OFFICE BUILDING REIMAGINED



– BOSTON –  
20 MINUTE DRIVE

– RT 128 –  
7 MINUTE DRIVE



Cochituate Rail Trail

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# ICONIC METROWEST OFFICE BUILDING REIMAGINED

- New hands-on ownership
- Major renovations underway
- New workplace standard
- Enhanced client services
- The Workbar experience

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**\$5M PROPERTY ENHANCEMENTS  
UNDERWAY**



## A NEW CLIENT EXPERIENCE FOR THE NEW HYBRID WORKPLACE ERA

In this hybrid era, 111 Speen offers clients an experience-driven workplace featuring indoor and outdoor spaces designed to encourage collaboration, health and happiness.

Amenities include a brand-new patio, a café/lounge area, a fitness center with private shower facilities, as well as underground parking.

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## WORKBAR OFFERS HYPER PRODUCTIVE COWORKING SPACE AND AMENITIES

Through our partnership with Workbar, 111 Speen offers 22,000 SF of hyper productive co-working space and amenities for any size team and every business need.

Featuring conference facilities, an on-site café, and its signature “neighborhoods” which offer different work environments for different work needs. In this hybrid era, Workbar’s newest location in Framingham offers professionals and teams a better way to work and collaborate closer to home.



## COMPLIMENTARY BIKES PROVIDE EASY ACCESS TO GOLDEN TRIANGLE AND COCHITUATE RAIL TRAIL

111 Speen provides clients with complimentary bikes for quick and environmentally friendly transportation to the many area restaurants and retail establishments as well as the scenic Cochituate Rail Trail.



# AMENITY-RICH GOLDEN TRIANGLE

40 RESTAURANTS

COFFEE SHOPS 13

20 BARS

FITNESS CENTERS 11

7 HOTELS

WITHIN 5 MINUTES

- RETAIL
- RESTAURANTS
- HOTELS
- CORPORATE
- RAIL TRAIL
- 111 SPEEN ST.

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**North Colony**  
ASSET MANAGEMENT



**Kelleher  
& Sadowsky**



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