



## 200 River's Edge Drive

**200 River's Edge Drive** is an exceptional LEED Gold Certified architecturally significant 115,000 SF contemporary office building located in a riverfront setting facing the award winning 10-acre Park at River's Edge in the 30-acre River's Edge mixed use development. River's Edge is ½ mile north of the Wellington MBTA Station, minutes by public transportation or car from Boston and Cambridge or various Boston suburbs.



**RIVERSEGE**





## 200:

**Sited to maximize Park and river views, with non-river exposures opening to a landscaped plaza. Tenant spaces have nine-foot finished ceilings, slab to slab heights 15 ft. 6 inches on the first floor and 13 ft. 3 inches on the upper floors, with the window line of seven feet of vision glass. Efficient floor plates with only four interior columns per floor.**

## 200's many attributes include:

- The River Café, operated by FLIK with an outdoor dining terrace overlooking the Park; the Café also provides an extensive catering menu.
- A unique fitness center with lockers and showers. Towel service is included.
- Tufts Boat House across from 200 available for on site, "off-site" meetings.
- The Great Lawn Room, a large function area, with dramatic Park and Great Lawn views.
- Garage Parking, includes car chargers, Zip Cars, secured bicycle parking, and gated up per levels.
- The Great Lawn, an exquisite one-acre area bordered by trees, granite seat walls, and featured plantings. Available for company and charitable events.
- Shuttle Service between River's Edge and Wellington Station.
- The Park with over a mile of bi-modal paths, 50 benches, 100 yards of granite seat walls, hundreds of trees, two acres of wetlands, other featured plantings, and interpretive signage. Boston Society of Landscape Architects Honor Design Award winner.
- Other on-site amenities include luxury rental housing, an outstanding restaurant and a ethnic food market.



River's Edge tenants and friends enjoying outdoor lunches and charity runs.







River's Edge  
tenants and friends  
enjoying a Holiday  
Party at THE PORCH,  
and festivals on  
the lawns.

## Location

Along the tree-lined, bike-laned River's Edge Drive in Medford, the master-planned development is 0.4 of a mile from the Wellington MBTA Station and only minutes by public transportation or car from Boston and Cambridge or other Boston suburbs. Nearby there are many new luxury rental apartments, hotels, millions of square feet of office and life science space, and numerous exciting dining, gaming, retail, and other amenities.

**Preotle, Lane & Associates Ltd.**  
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