

411 WAVERLEY OAKS RD WALTHAM, MA



Highlights



**18' Clear,
Dedicated
Loading**



**Retail Outlets
Fitness
On-site**



**Free
Parking
Available**



**Redline
Shuttle
Service**

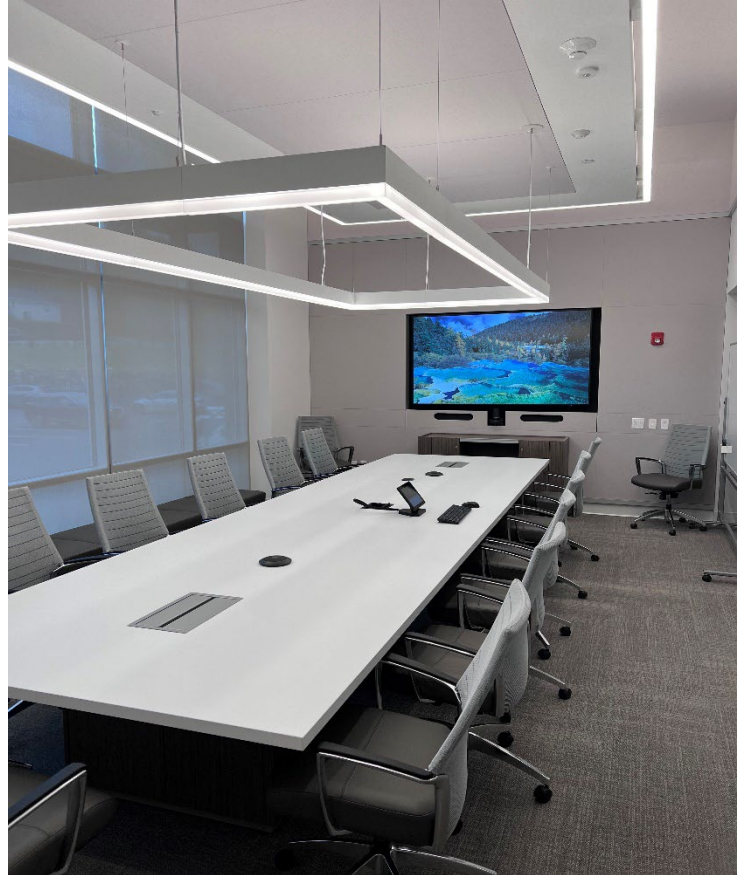


**Sublease
Thru April
2029**



**Available
Immediately**

Office



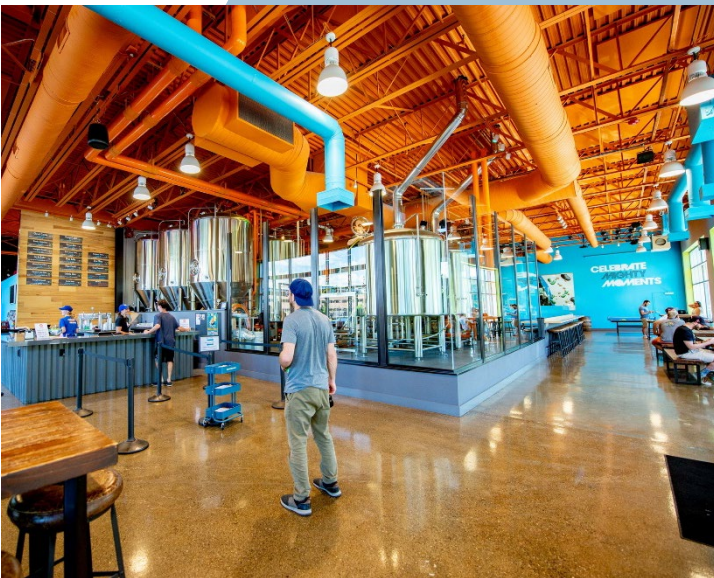
Flex/R&D



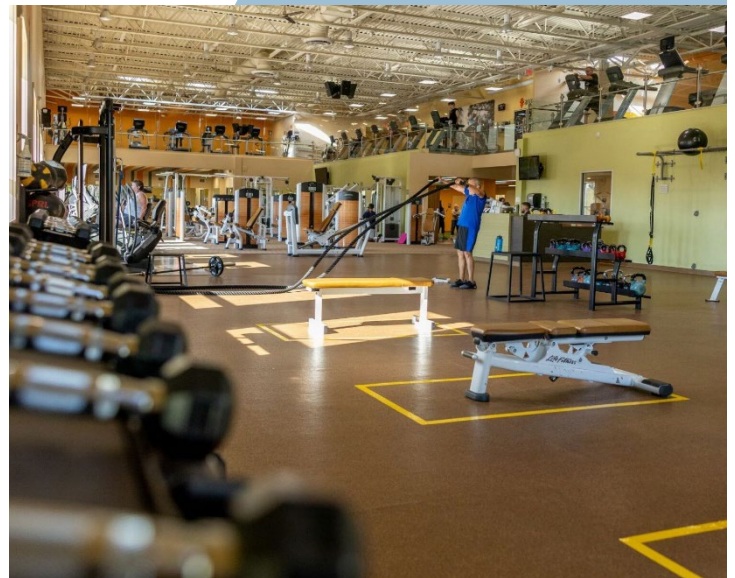
Building Highlights

Beautiful, recently built R&D sublease opportunity to the market in the Waverley Oaks Park in Waltham. Waltham has become a lively hub of Robotics, Life Science, and traditional office users with Waverley Oaks Park being a fusion of industries including numerous retail establishments within walking distance for food, fitness, and services. This unique R&D/flex opportunity offers companies a flexible solution to immediately occupy and establish themselves within a growing business cluster in an innovative market along Route 128.

Might Squirrel
Brewing Co.



Waverley Oaks
Athletic Club



Shuttle Service to
Alewife



City Streets
Restaurant



Details

PREMISES: 18,000 RSF

AVAILABLE: Immediately

SUBLEASE TERM: April 2029

CONDITION: Excellent

PARKING: Free onsite

Space Details

OFFICE PROGRAM

- 56 Workstations
- 5 Conference Rooms
- 14 Offices/Huddle Rooms
- Shipping/Receiving
- Kitchen w/ Café Seating

Flex / R&D PROGRAM

- 18' Clear Height
- 19.5' to Deck
- 3 R&D Labs
- 3 Phase 480v
- Dedicated Loading

