

500 FORGE ROAD, 3RD FLOOR

WATERTOWN, MA 02472

Plug & Play - New Construction Lab & Office Space



FLEX SUBLEASE | AVAILABLE NOW

10,000-14,000 RSF

BUILDING INFORMATION



BUILDING

500 Forge at Arsenal Yards

ADDRESS

500 Forge Road

3rd Floor

Watertown, MA 02472

AVAILABLE

Immediately

ASKING RATE

\$89/SF, NNN

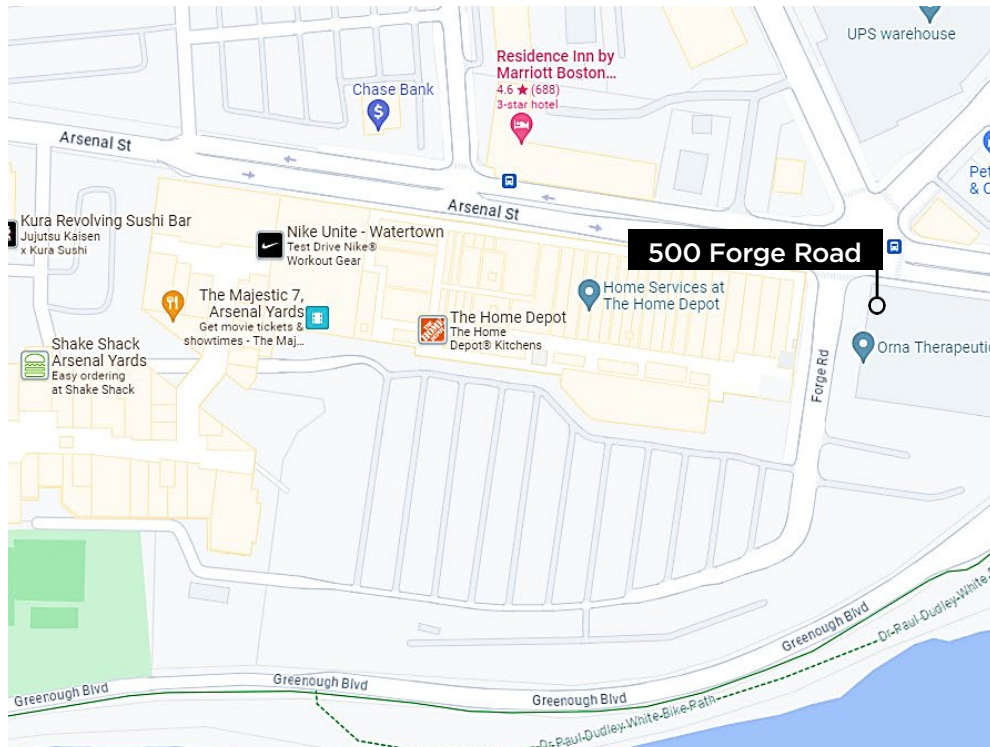
LEASE TERM

Flexible

ADDITIONAL FEATURES

- Private Tenant Entrance & Signage Opportunity
- Unparalleled class A finishes throughout
- Outdoor balcony access, and all new purpose-built mechanical system
- Immense ceiling heights, incredible natural light, and access to loading
- Situated in the heart of the Arsenal Yards mixed-use campus
- Shuttle Service to MBTA Red Line (Harvard)
- Ample on-site covered parking

LOCATION HIGHLIGHTS



FREEWAY ACCESS



RETAIL & RESTAURANTS



HEALTH CLUB



KEY HIGHLIGHTS

- Minutes away from the Massachusetts Turnpike
- 50+ on-site retail, restaurants & health club amenities at Arsenal Yards
- Direct access to the Charles River Bike Path, Watertown-Cambridge Greenway, and a new Bluebike station
- 15 minutes from the Waverly and Porter Square Commuter Rail stations
- Luxury apartment units and Hampton Inn & Suites by Hilton within the campus

ARSENAL YARDS AMENITIES

Starbucks - Roche Brothers - Sweetgreen

Frank Pepe - Pokeworks - Chipotle - F45

Shake Shack - Ben & Jerrys - Nike - Ulta

Hampton Inn & Suites - Marshalls - GNC

FLOOR PLAN



LAB HIGHLIGHTS

- 2 TC Rooms
- Specialty Lab
- House Vacuum, Compressed Air, CO2
- 21 Lab Benches Immediately, expansion available

OFFICE HIGHLIGHTS

- 20 Workstations
- 2 Offices
- 2 Conference Rooms
- Kitchen
- 3 Balconies

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