

## Space Profile

|              |                      |
|--------------|----------------------|
| Floors       | 4, 5, 6              |
| Size         | 7,482 - 30,362 SF    |
| Rental Rate  | Negotiable           |
| Availability | 60-90 Days           |
| Term         | Through 11/1/2025    |
| Space Type   | Office               |
| Submarket    | Route 128            |
| Built        | 1854, Renovated 2010 |

## Sublease Features

- Located within The Watch Factory, a historic brick & beam building complex on the banks of the Charles River
- Available fully furnished
- Abundance of windows providing unparalleled access to natural light
- Primarily office space with small areas of light labs
- 5-minute walk to local amenities on Moody Street and 15-minute walk to MBTA Commuter Rail Station
- On-site fitness center
- Italian restaurant and café, Berlundi, located on the property
- Access to outdoor amenities including courtyards and walking paths
- Close proximity to I-90 and Route 128

## Sublease Opportunity

# 221 Crescent Street

## Waltham, Massachusetts



## For More Information



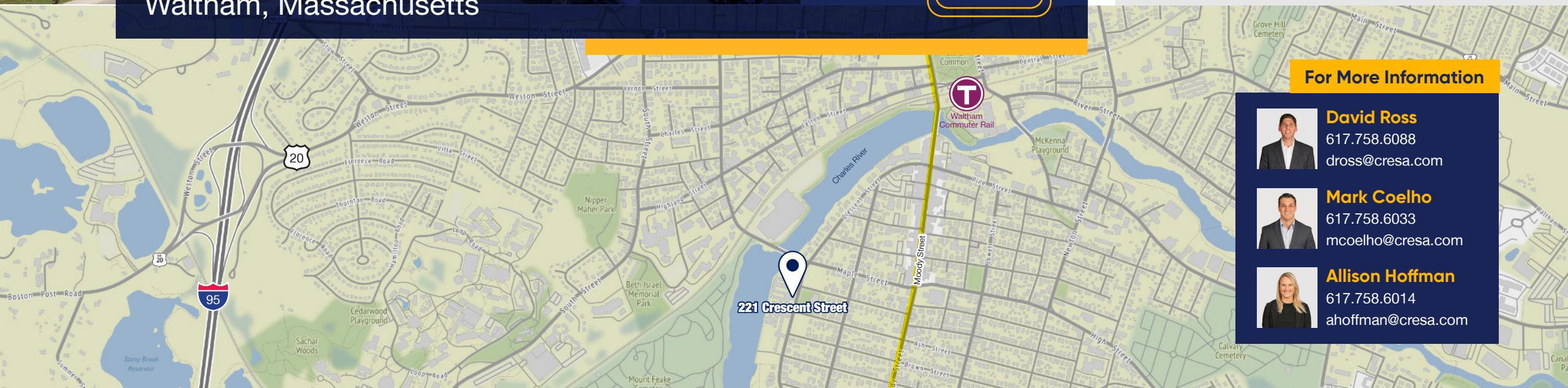
**David Ross**  
617.758.6088  
dross@cresa.com



**Mark Coelho**  
617.758.6033  
mcoelho@cresa.com



**Allison Hoffman**  
617.758.6014  
ahoffman@cresa.com





# 221 Crescent Street, Floors 4-6

Waltham, Massachusetts





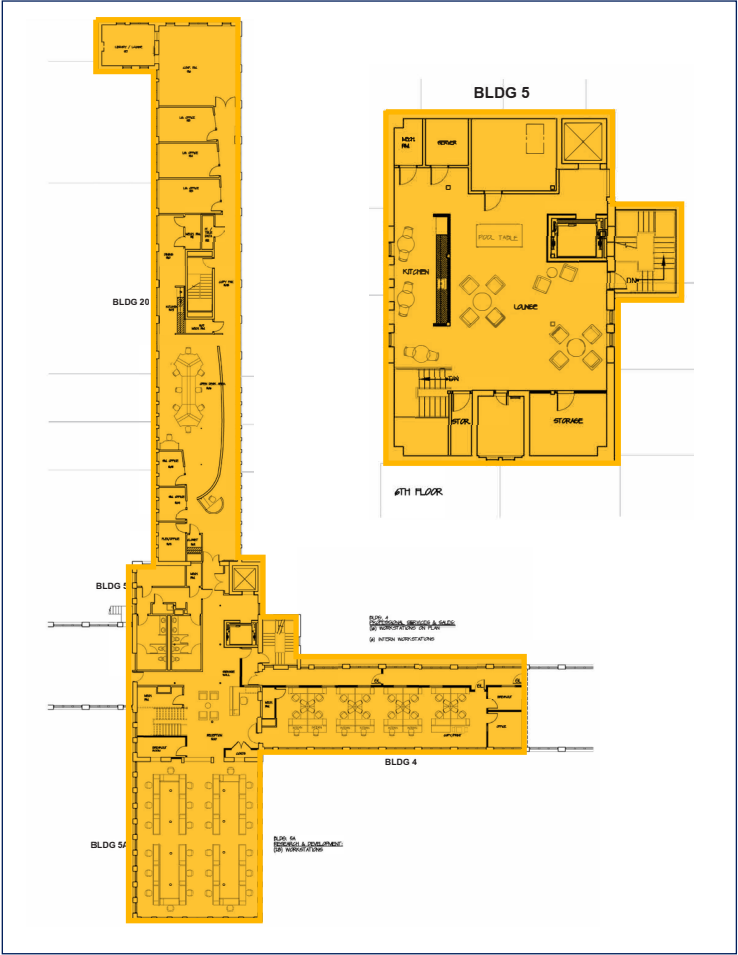
# 221 Crescent Street, Floors 4-6

Waltham, Massachusetts

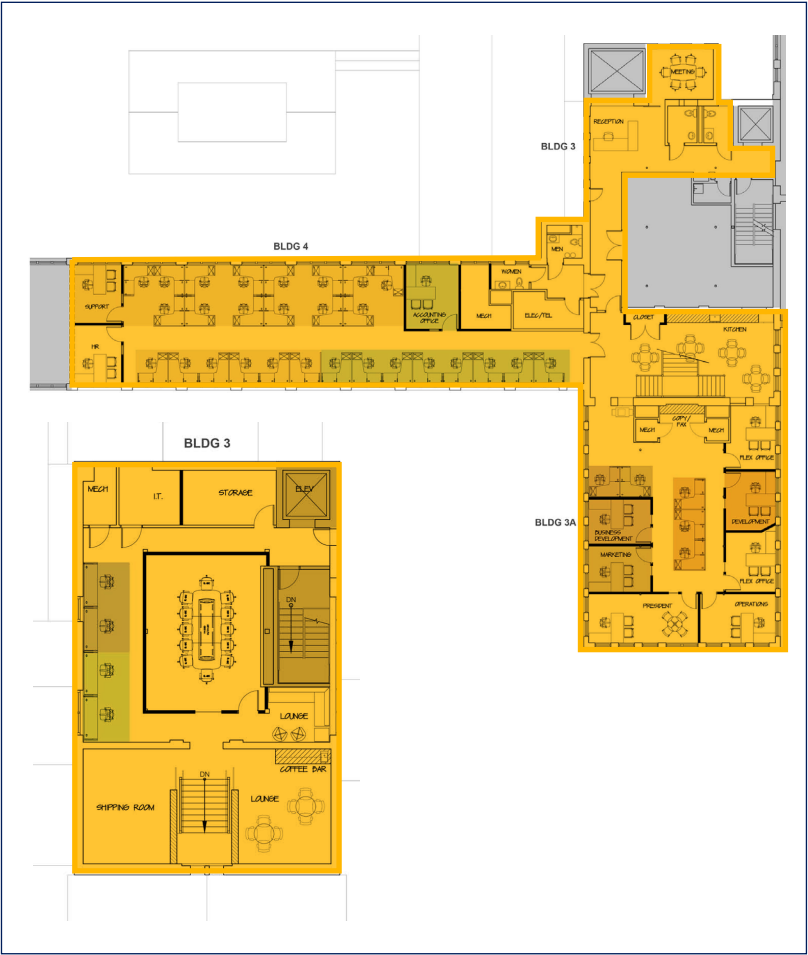
Floor plans may not accurately represent the space as it is today, please reach out for clarifications.

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Building 4 & 5: 13,356 SF



Building 3 & 4: 9,164 SF



Building 20 & 21: 7,842 SF

