

78 Fourth Avenue Waltham, MA

Flex R&D Sublease Opportunity



42,000 SF | Full Building Opportunity

78 Fourth Avenue Waltham, MA



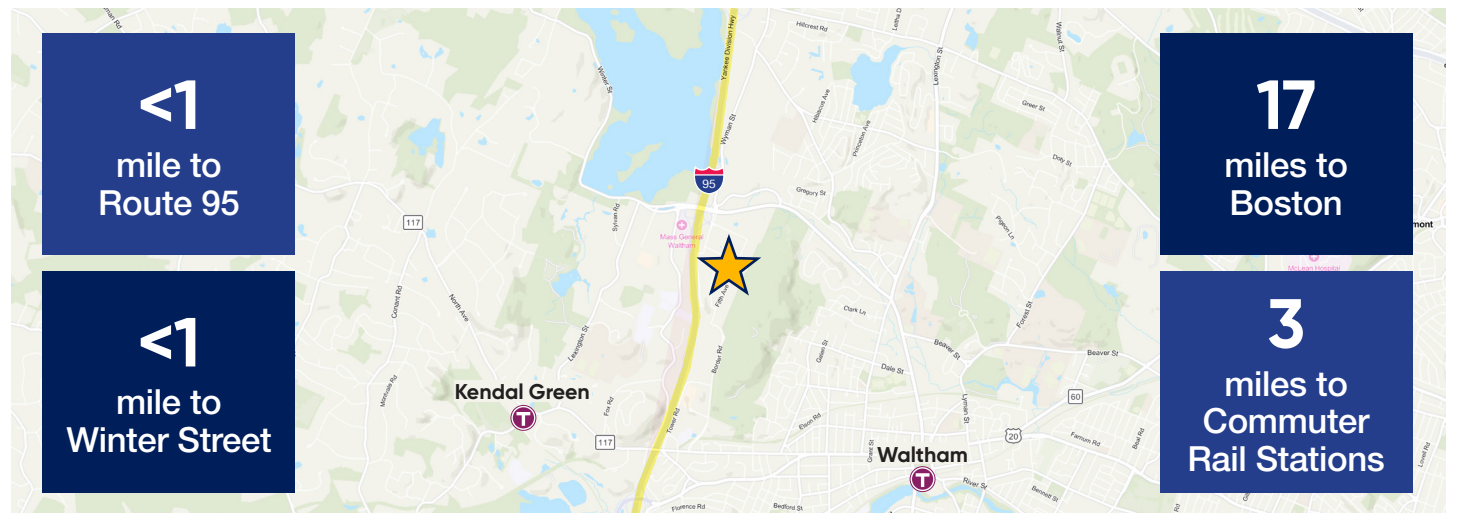
Floor	1
Size	42,000 SF
Rental Rate	Negotiable
Availability	Immediate
Term	Through March 2032
Type	Flex R&D
Submarket	Route 128 West
Built (Bldg)	1962, Renovated 2003
Parking	100 Spaces

KEY HIGHLIGHTS

- Full building opportunity
- 14' clear height
- 1 drive-in loading dock
- 1 tailboard height loading dock
- 1,000A, 480/270V 3 Phase
- 2,000A, 280Y/120V 3 Phase
- Easily accessible from the Route 128/Totten Pond Road intersection in Waltham
- Walking distance to retail shops and hotels

1 mile to Route 95

1 mile to Winter Street

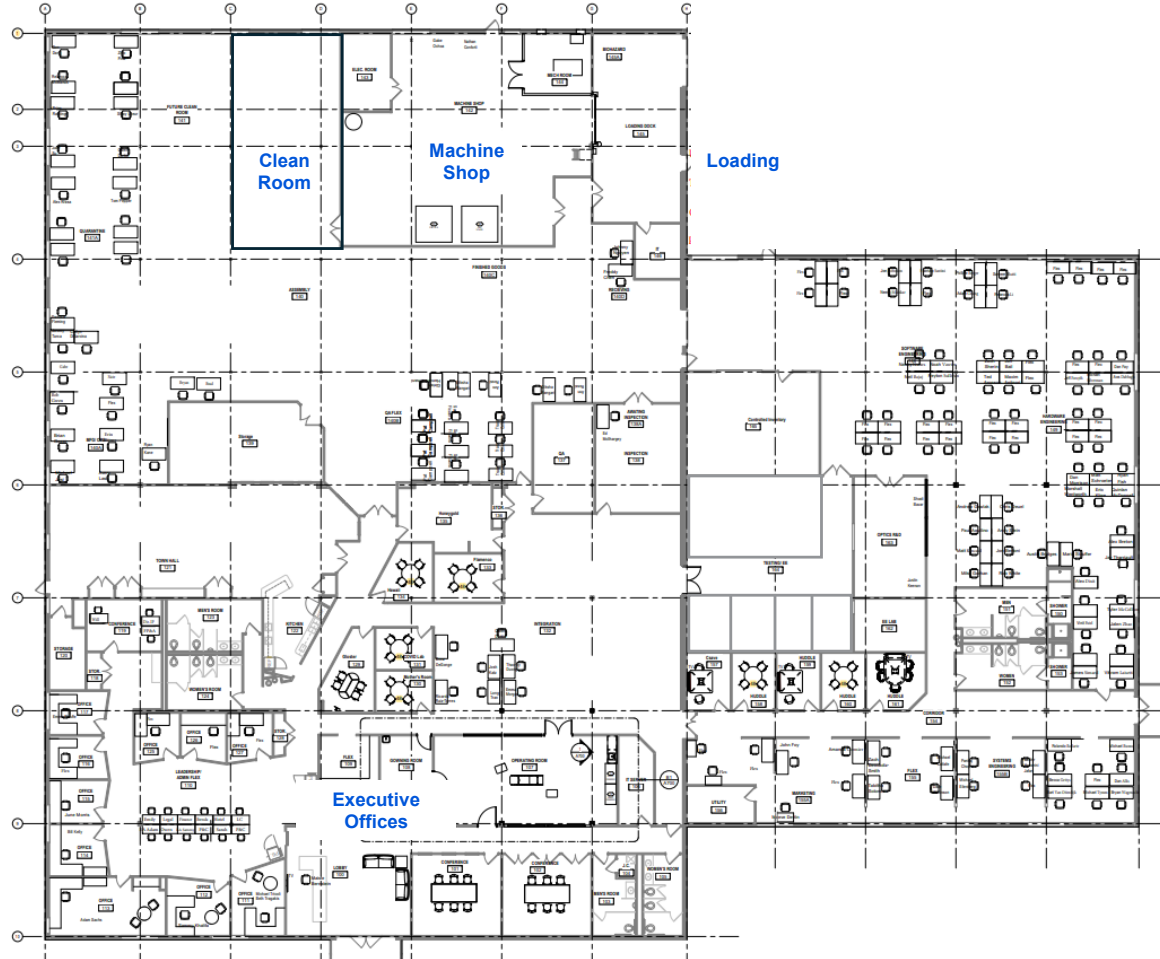


17 miles to Boston

3 miles to Commuter Rail Stations

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FLOOR 1
42,000 SF



ADDITIONAL DETAILS

- 1,000 SF ISO Class 7 Clean Room
- Controlled environment proof of concept demo room
- Machine shop
- 2.85 acre lot
- Compressed gas
- Wet sprinkler system
- Column spacing 20'0" x 24'6"

Aerial View



78 Fourth Avenue Waltham, MA



Machine Shop



Reception & Guest Space



Multipurpose Space



Huddle-Style Meeting Rooms



ISO Class 7 Clean Room



Private Offices



Café Space

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