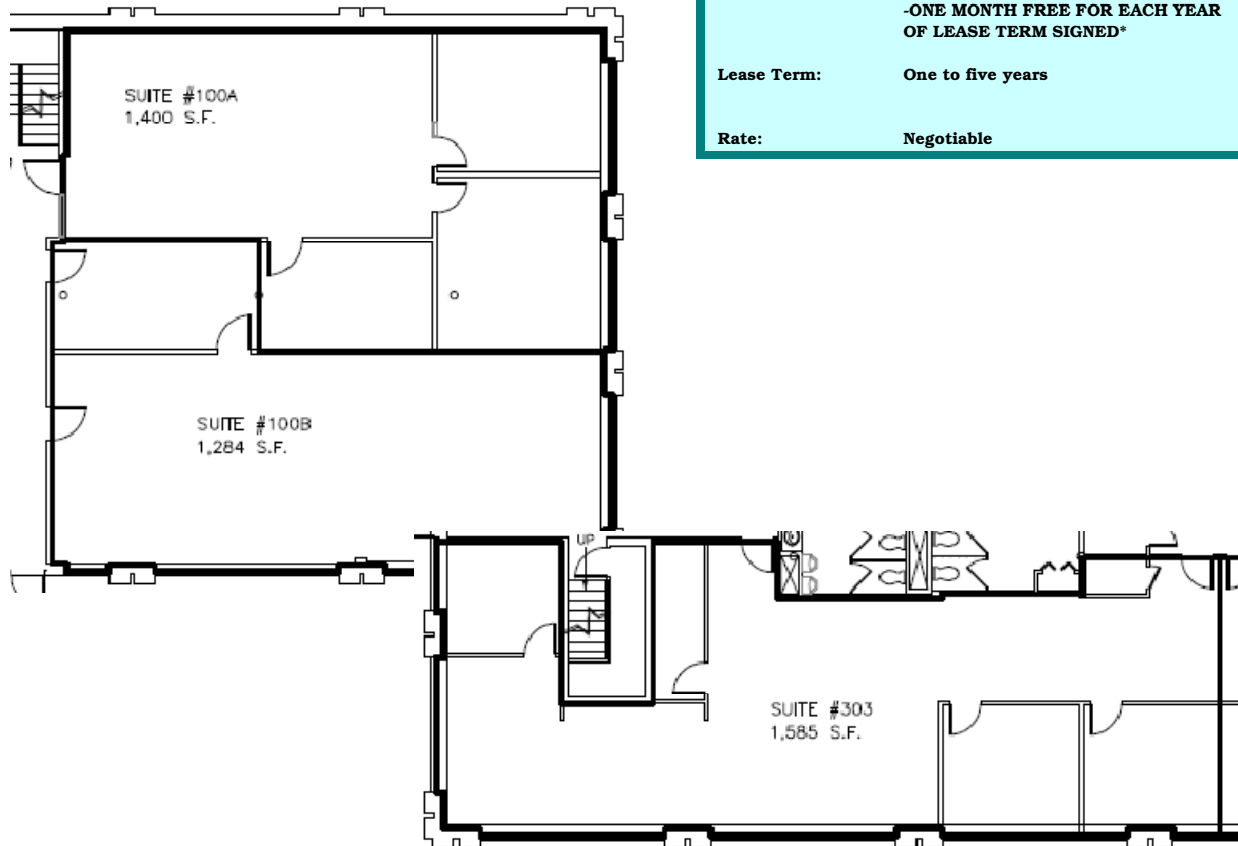


## 235 BEAR HILL ROAD, WALTHAM

On behalf of our client, Eastport Real Estate Services is pleased to offer for lease three office suites at 235 Bear Hill Road in Waltham.

The building is conveniently located on Bear Hill Road in Waltham on Rte. 128 and is convenient to Boston, the Mass Turnpike and to Route 2.



### Building Information

|                         |   |
|-------------------------|---|
| <b>Building Size:</b>   | 20,000 sq. ft.  |
| <b>Space Available:</b> | 1,585 sq. ft.<br>1,284 sq. ft.<br>1,400 sq. ft.   |
| <b>Availability:</b>    | Immediately   |
| <b>Description:</b>     | <ul style="list-style-type: none"> <li>-Four story multi-tenant office building located just off Rte. 128 in Waltham at both the Winter Street/Totten Pond Road and Rte. 20 exits</li> <li>-Plenty of parking with a ratio of 4.0 spaces per 1,000 sq. ft.</li> <li>-Great open layouts with lots of windows and natural light</li> <li>-Some furniture in place</li> <li>-Local restaurants and retailers include: Bertucci's, Naked Fish, Green Papaya, Costco, Home Depot.</li> <li>-Nightly cleaning included</li> <li>-On-site professional management</li> <li>-ONE MONTH FREE FOR EACH YEAR OF LEASE TERM SIGNED*</li> </ul> |
| <b>Lease Term:</b>      | One to five years   |
| <b>Rate:</b>            | Negotiable  |

For additional information or to schedule a tour please contact:  
Michael Jaffe, Vice President, Eastport Real Estate Services  
781-890-5855 x123 or [Mjaffe@EastportRealestate.com](mailto:Mjaffe@EastportRealestate.com)