



# OFFICE SPACE FOR LEASE

## 318 BEAR HILL ROAD, WALTHAM

Eastport Real Estate Services is pleased to offer for lease several small office suites at 318 Bear Hill Road in Waltham. This professionally managed building offers immediate access to Rte. 128 at both the Winter Street and Rte. 20 exits and is only minutes away from both the Mass Pike and Rte. 2.



### Building Information

**Building Size:** 24,000 sq. ft.

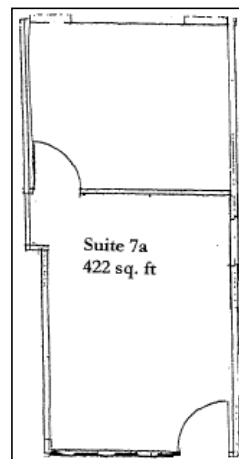
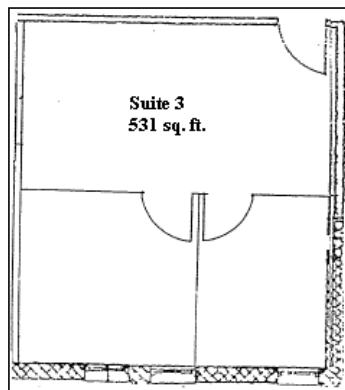
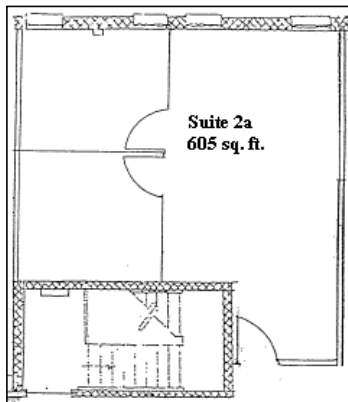
**Space Available:** 605 sq. ft.  
531 sq. ft.  
422 sq. ft.

**Availability:** Immediate to 30-days

**Description:** Recent renovations include new ceilings, paint and carpeting

- Lots of windows and natural light
- Common kitchen in building with vending machines
- Marquee signage on Bear Hill Rd.
- Nightly cleaning included
- Base rent includes all taxes, maintenance and insurance
- Local professional management

**Rate:** \$24/sq. ft. + electric



For additional information or to schedule a tour please contact:

**Michael Jaffe, Vice President**

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