

Office & Medical Suites Available for Lease

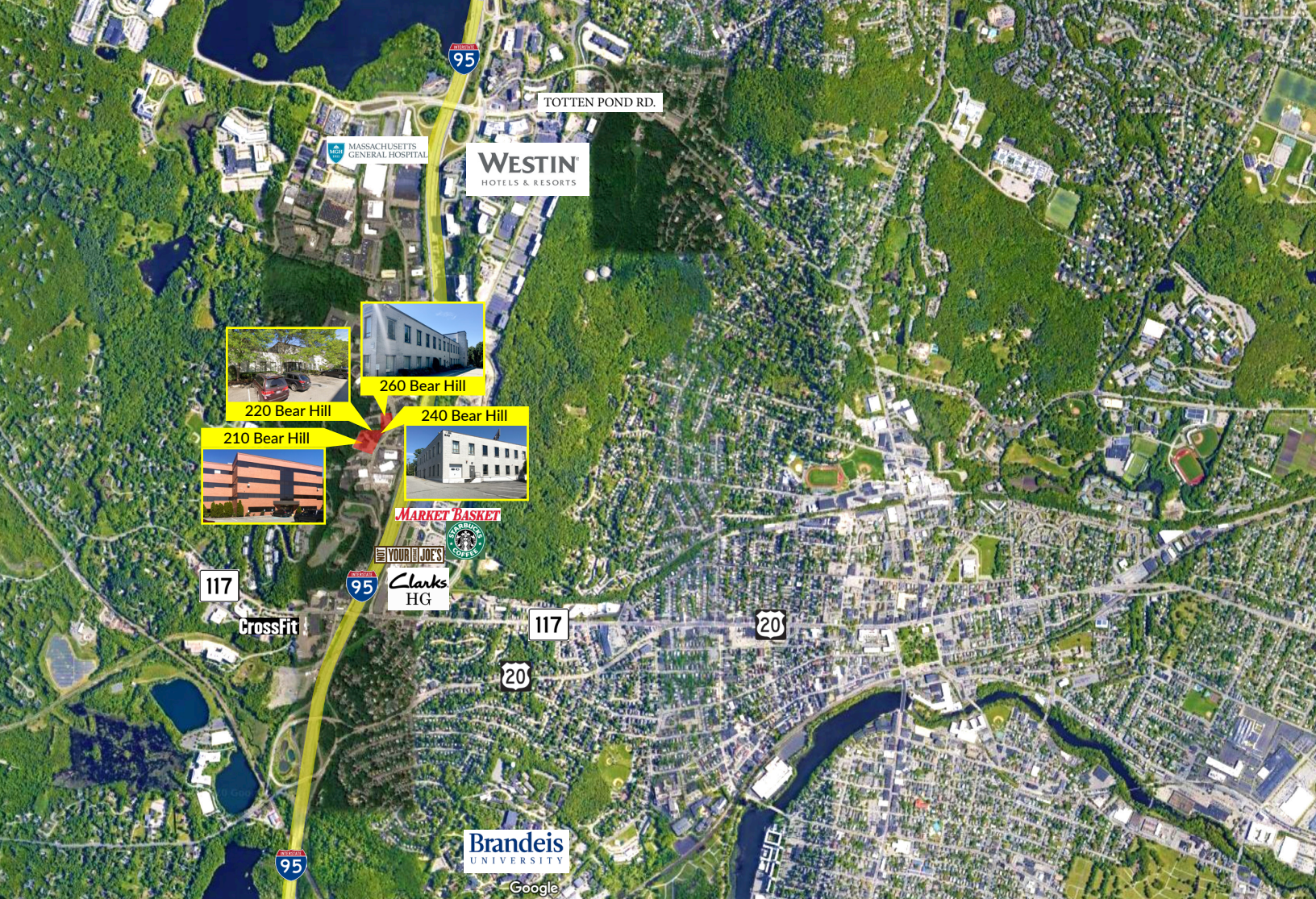
210/220 & 240/260 Bear Hill Road, Waltham

Hillcrest Office Park



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Competitive Rates



FEATURES:

- Can Accommodate a Variety of Uses including Office/Medical/Flex/R&D and Light Lab
- Ample Parking (4/1,000 SF Ratio)
- Easy Access to RTE's 128/95, 2 and the Mass Turnpike and Many Retail Amenities
- 4 Building - 130,000 SF Office Park offers Attractive Expansion Opportunities
- Stable, Long-term Ownership (On-site)
- Outstanding Value Starting in the Low \$20's per SF

About Waltham:

Waltham is the 3rd largest office market in Massachusetts behind Boston and Cambridge. In addition to numerous corporate headquarters, Waltham is home to two top-tier universities and a vibrant retail & restaurant scene.

The top employers in Waltham are Bentley University and Brandeis University followed by Fresenius Medical Care, National Grid Utility, and Novell, Inc, a software company. Waltham is also home to Constant Contact, Wolverine Shoes, C & J Clark America, Inc., Thermo Fisher Scientific, and Raytheon.



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