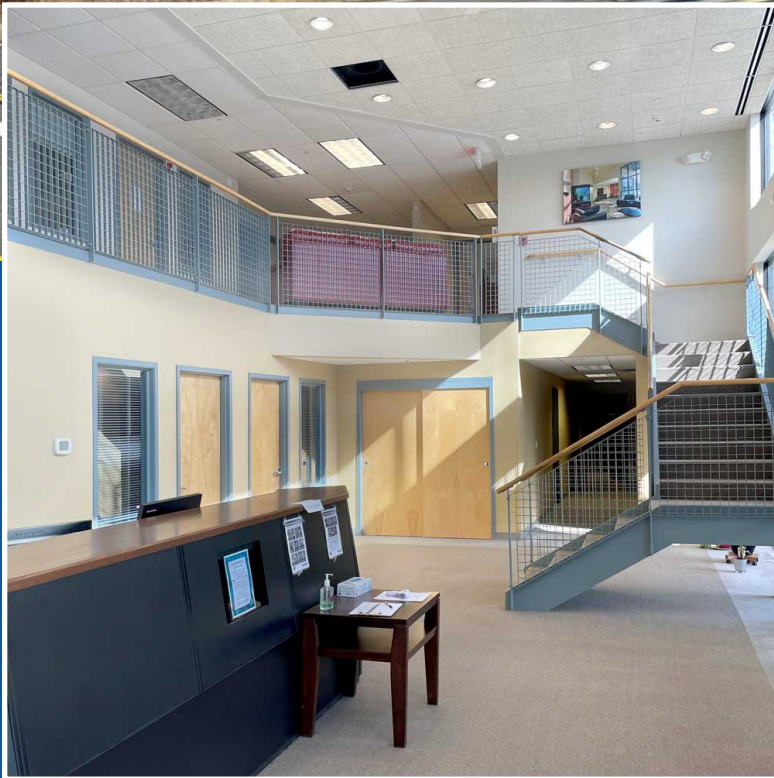


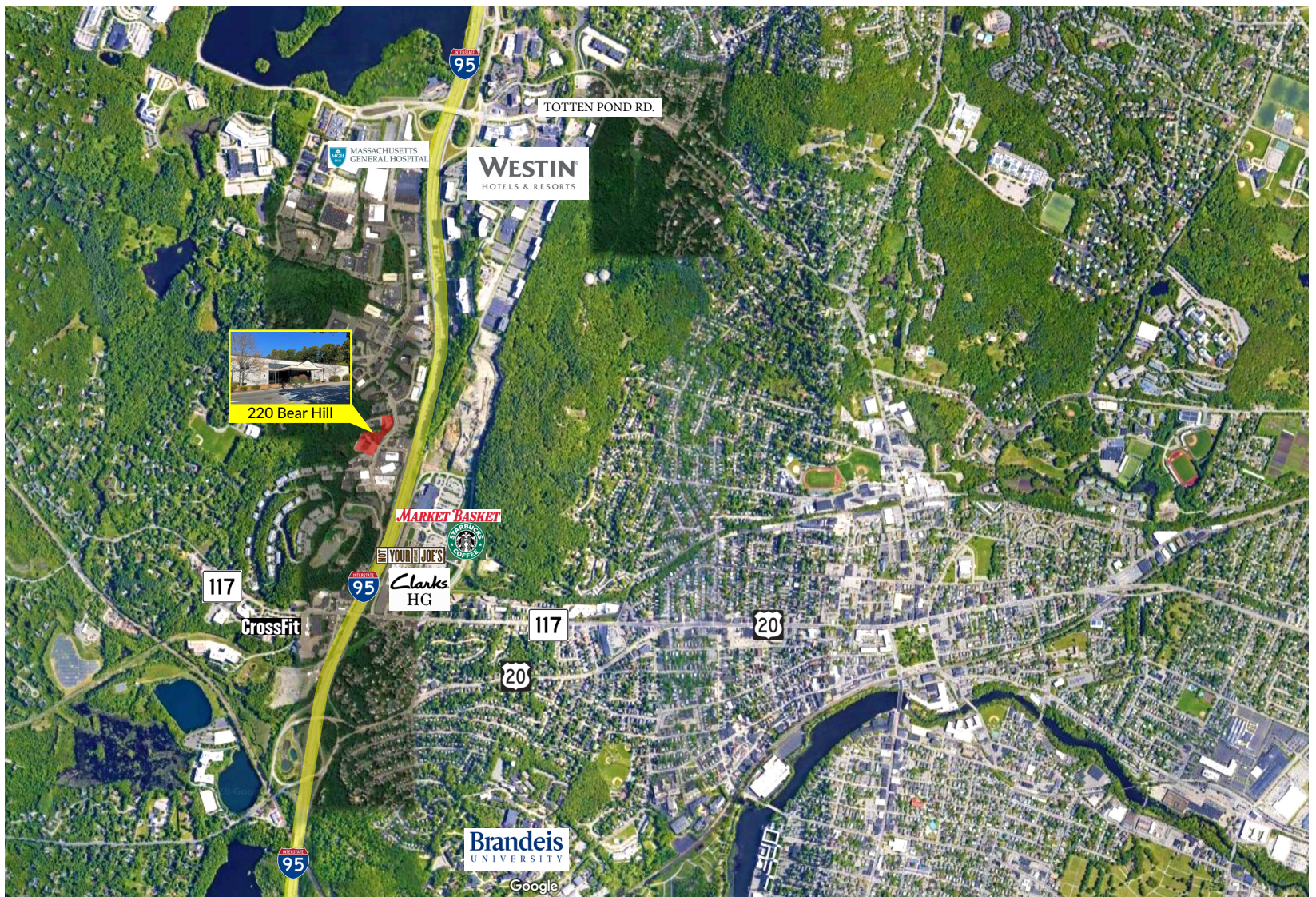
R&D / Lab / Flex Space for Lease

220 Bear Hill Road, Waltham



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Rarely Available



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)

SPECIFICATIONS:

- 22,565 SF Available July 1, 2022
- One (1) Tailboard Loading Dock
- 1,200 AMP - 3-phase 480 Volt Service
- Clear Column Spacing @ 60' x 150' & 45' x 100'
- Ceiling Heights of 12'10" to 19'5"



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