

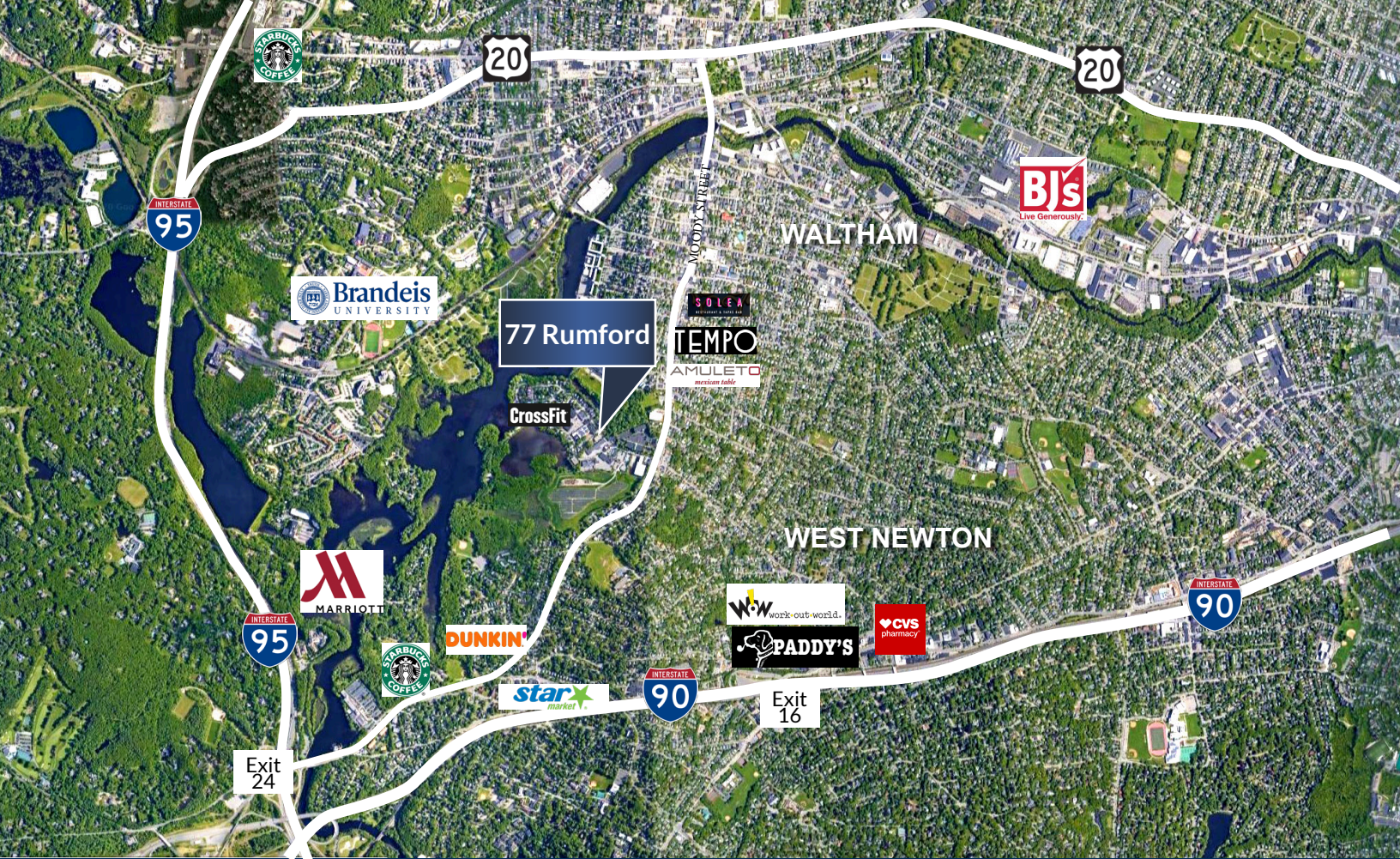
RARE OPPORTUNITY

OFFICE BUILDING FOR SALE

77 Rumford Avenue, Waltham

Commonwealth Commercial Advisors is pleased to present for sale a fully-leased, multi-tenanted office building in Waltham. This is an ideal opportunity for investors or an owner-user to acquire a hard to find asset with a strong rental history and value-add potential. The property is well located in the inner suburbs of Boston and provides easy access to major highways, retail & restaurant destinations and public transportation.





Building Size:	24,500 SF +/- on two floors
Tenants:	Five Total
Year Built:	1890 , converted to offices in 1980, renovations in 2000, 2010 & 2020
Total Land:	38,355 SF (24,111 SF @ 77 Rumford & 14,244 SF @ 37BEF Buttrick)
Construction:	Steel with Brick Veneer
Roof:	Rubber Membrane
HVAC:	9 rooftop units installed 2006 – gas heat and central AC
Parking:	62 total spaces not including private side driveway (leased to Rogaris Law)
Fire Protection:	Sprinkler System with Fire Alarm control panel – Central Station Monitoring with Master Box to City
Handicapped Lift:	LULA Lift to all Floors
Water/Sewer:	City of Waltham



Zoning: Commercial within Riverfront Overlay District

Current Use: Office

Public Transportation: MBTA 558 Route stops at Building with connections to MBTA Greenline (Riverside) & Commuter Rail (downtown Waltham)

Recent Renovations: 4 new common bathrooms in 2020
New Fire Alarm Control Panel in 2019,
New Security & Swipe Card System in 2021,
Sprinkler Heads Replaced in 2015,
Common Areas Recarpeted/Repainted in 2025

Price: Please call for Pricing Info –
Income & Expense Statements to be
provided with Signed Confidentiality
Agreement



COMMONWEALTH
COMMERCIAL ADVISORS

All information furnished is from sources deemed reliable but no warranty or representation is made to the accuracy

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