

750 South Street

Waltham, Mass

A Brand New 1st Class Office Building
Owner can Finish to your Specifications



EXCLUSIVE AGENT

W.J. NEALON
COMMERCIAL REALTY

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750 South Street

Waltham, Mass

Transit-Oriented Location

750 South Street, Waltham is ideally located close to Route 95/128 and the MA Pike providing easy access into downtown Boston/Cambridge as well as easy highway access to most all areas of Suburban Boston. The property is also located just 0.4 mile from Brandeis-Roberts Commuter Rail and MBTA Bus Station, and just 1.6 miles to both the Auburndale and Riverside Stations that provide Green Line and Commuter Rail access throughout the day into Boston. This situation is ideal to attract qualified employees that may need to commute into work. 86 on-site parking space, of which nearly half are covered, add to the convenience.

Shopping & Services

The property is situated among a population dense area just a short distance from a diverse collection of convenience retail, including banks, post office, restaurants, and shops. The Marriott Newton is just short drive down the road and adds a convenient resource for out of town clients that you may need to temporarily house. Brandeis University is in walking distance and Newton-Wellesley Hospital and Boston Childrens Hospital are both minutes away by car.

Flexible Use

The new construction 25,550 sq.ft. property was expertly designed and constructed, and is completely customizable to your business. The two floors contain approximately 12,775 rentable sq.ft. each. Floors can be rented individually, or building rented in its entirety.

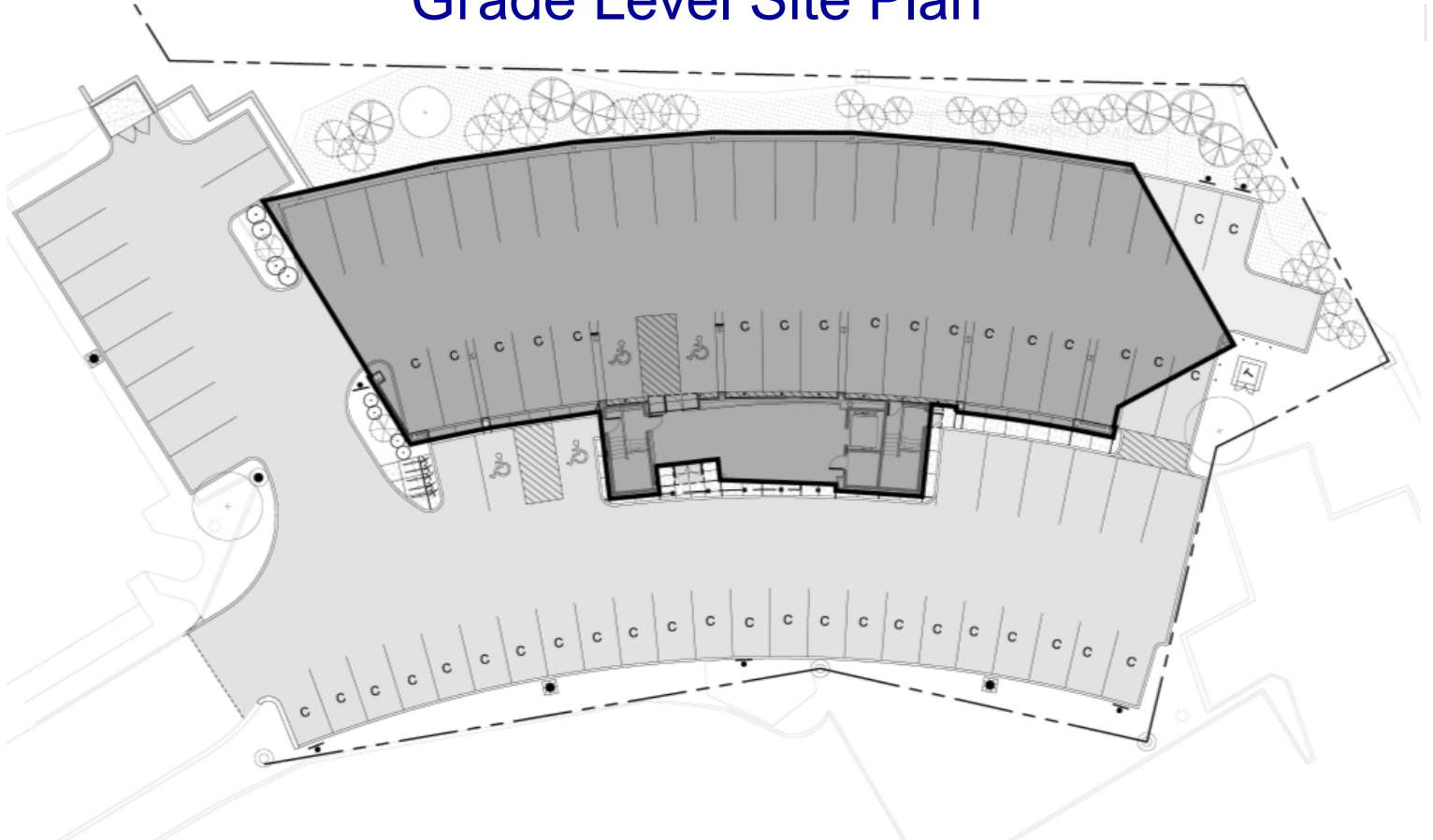
Setting

Ideal setting for a Business HQ, Laboratory, or Medical Building, featuring an abundance of large windows that allow amazing natural light and natural vistas to aid in providing a comfortable and productive work environment. The Charles River flows around the property and provides a tran-

Base Floor Plan—3rd Floor

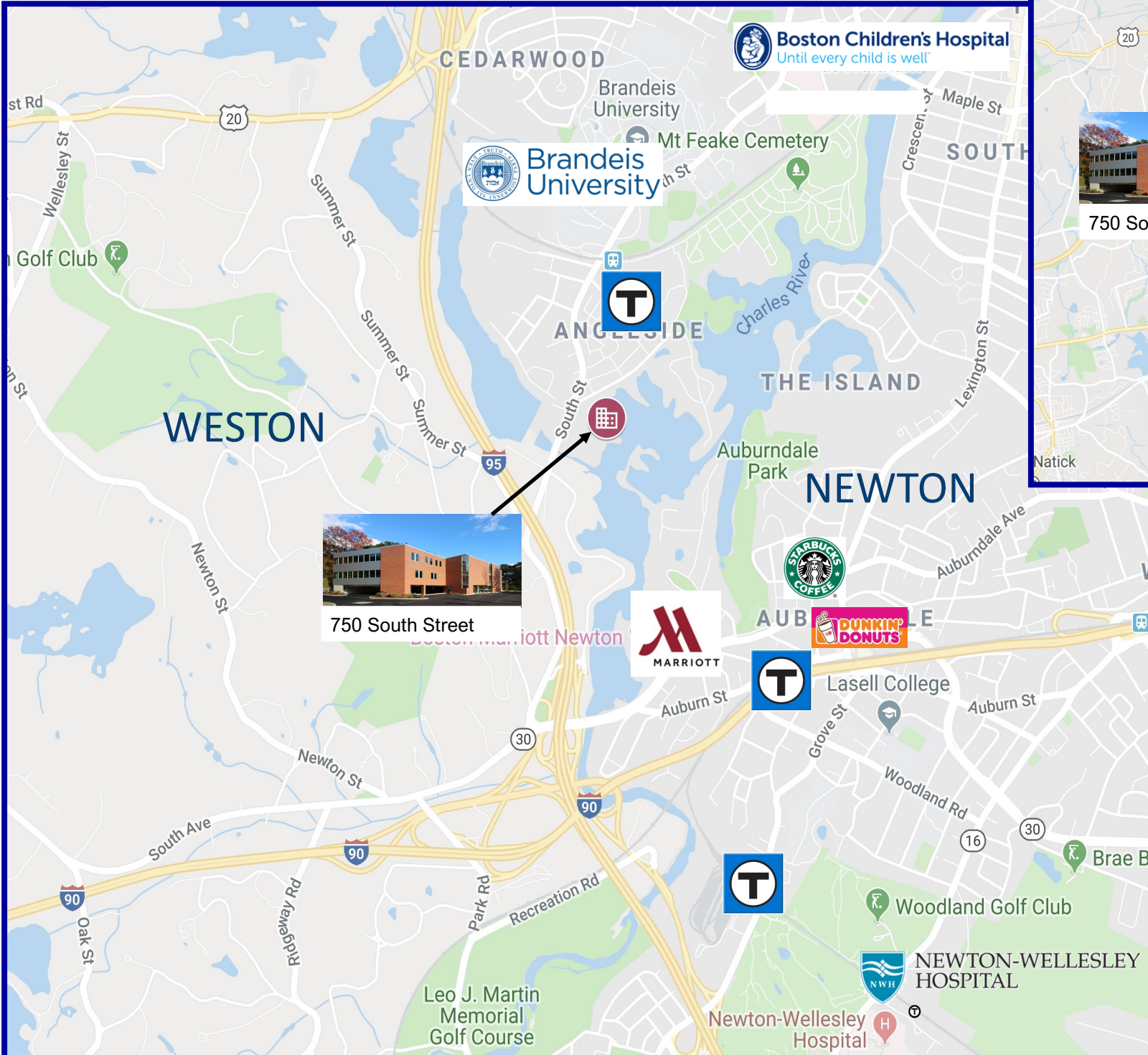


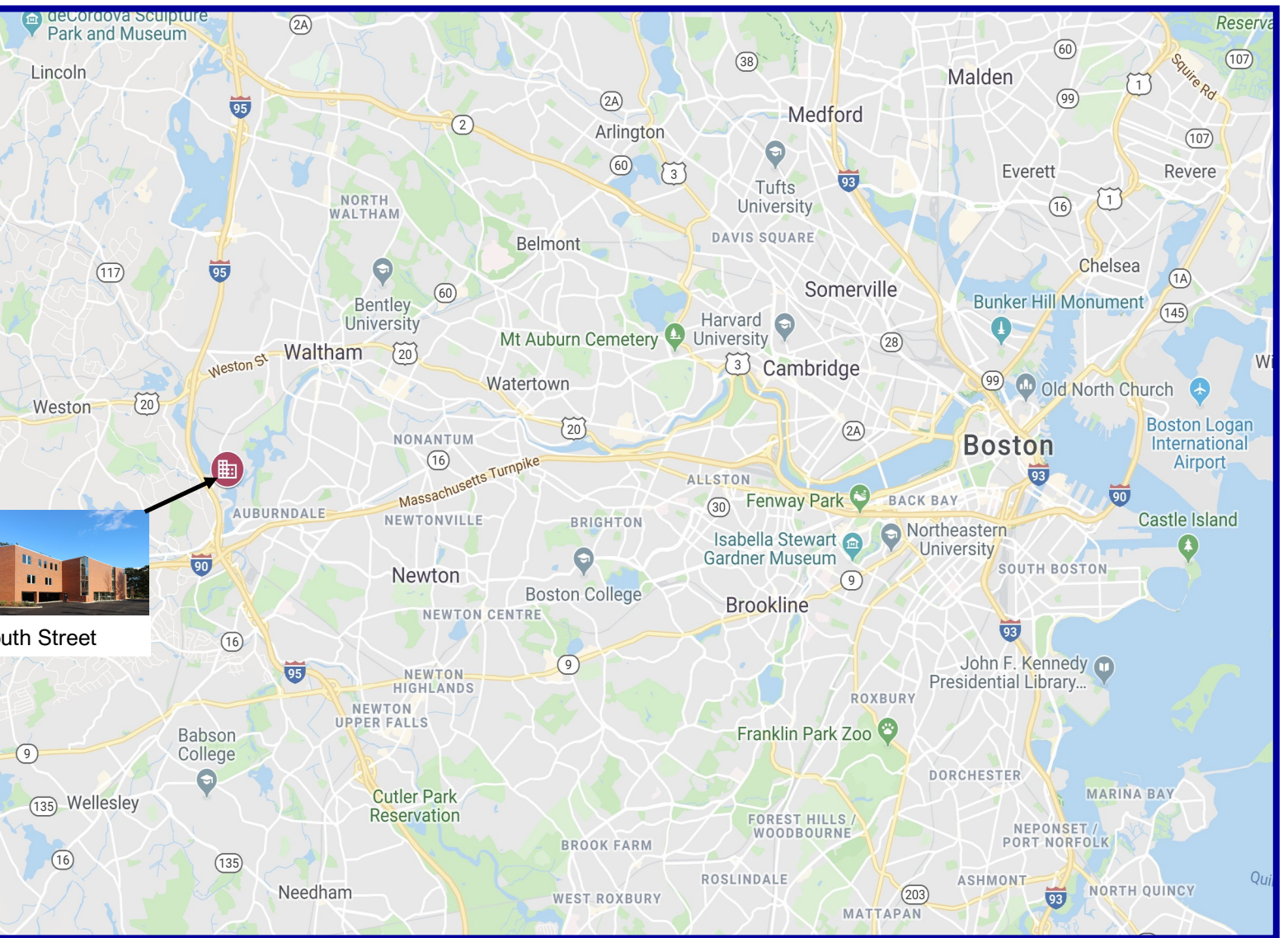
Grade Level Site Plan



Ideal Commuting Location!

- Easy Access to Boston & Suburbs
- MBTA Commuter Rail/Bus
- Ample Free Parking





Approximate Distances:

- 0.4 miles to Roberts Commuter Rail
- 0.8 miles to Mass Pike On-Ramp
- 2.3 miles to Riverside MBTA Station
- 3.0 miles to Newton Wellesley Hosp.
- 11.5 miles to Kendall Square
- 13 miles to Downtown Boston
- 15 miles to Logan Airport

