



# WAVERLEY OAKS PARK

WALTHAM, MA





WAVERLEY  
OAKS  
PARK

WALTHAM, MA

HELPING  
YOU >>>  
GROW  
INTO YOUR  
POTENTIAL.

**WORK, PLAY & EXPLORE** at Waverley Oaks - Waltham's premier mixed-use campus featuring dining, fitness, retail & over 1 million SF of office space.

This **1,200,000 SQUARE FOOT OFFICE PARK** includes a corporate headquarters environment, excellent expansion opportunities, established local ownership, efficient floor plans, amazing on-site amenities, and abundant parking.



**FIRST  
CLASS  
PARK**

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OFFICE

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FLEX/R&D

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WAREHOUSE

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RETAIL



Waltham's  
**PREMIER**  
**DESTINATION** For  
First-Class Space

Owned & operated by the same family since its inception, Waverley Oaks Park is Waltham's premier destination for companies looking for **FIRST-CLASS SPACE** complimented by a **WEALTH OF AMENITIES** desired by today's millennial workforce. Through a collection of nine buildings totaling **OVER 1 MILLION SQUARE FEET**, Waverley Oaks Park has office spaces for companies large and small, as well as sought after flex/R&D and warehouse space; all set within a sprawling suburban campus, just a short drive from downtown Boston.

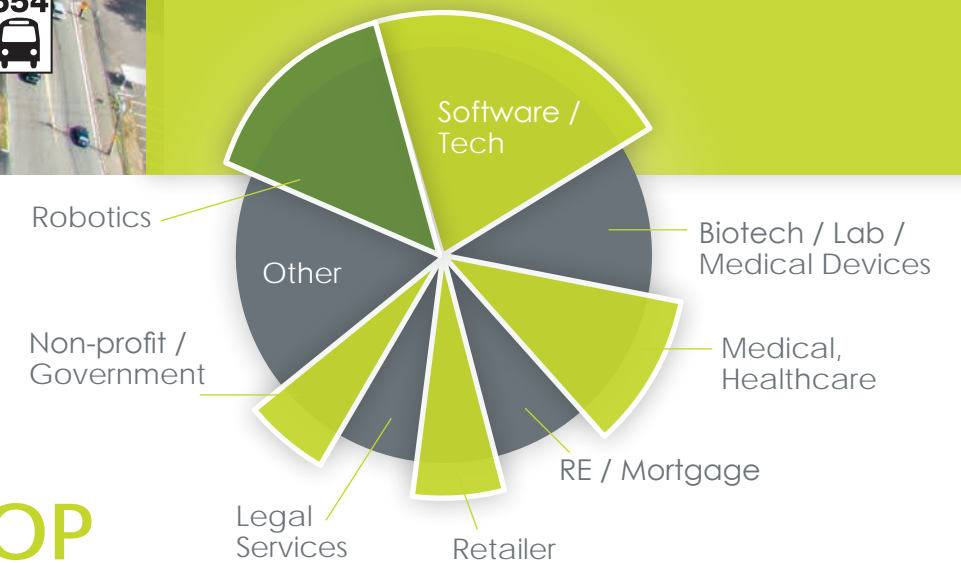
COLLABORATIVE  
WORK SPACES  
For Companies  
**LARGE & SMALL**

On-site & Area Amenities

Central Location with  
Access to Major Highways

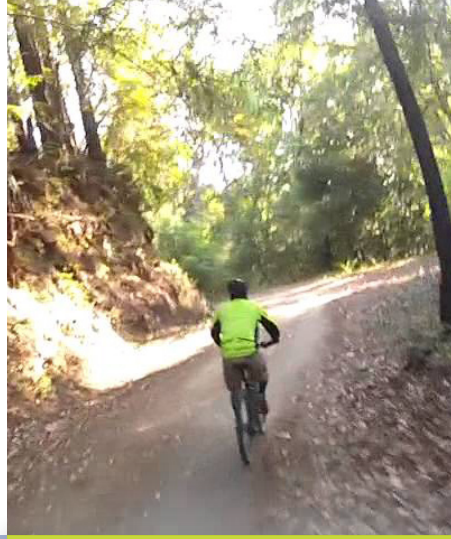
13 Miles to  
Downtown Boston &  
Logan International  
Airport

Join Our  
**GROWING**  
**ROSTER** of  
Tenants @ **WOP**



» AT WAVERLEY OAKS PARK IT ISN'T ONLY ABOUT THE SPACE.

Significant investments in the park offer tenants the finest campus amenities to sweat, shop and dine. Discover Beaver Brook Reservation's walking trails and Waverley Oaks Athletic Club's state-of-the-art facilities. Fantastic dining options for lunch and after work make Waverley Oaks Park a destination to desire.



When Work Ends...

LET THE FUN BEGIN



- 1 ..... MIGHTY SQUIRREL BREWING CO.  
Brewery and Taproom hosting food trucks 7 days a week!  
[www.mightysquirrel.com](http://www.mightysquirrel.com)
  - 2 ..... CENTRAL ROCK GYM  
Indoor climbing destination also offering yoga & fitness classes.  
[www.centralrockgym.com](http://www.centralrockgym.com)
  - 3 ..... CITY STREETS RESTAURANT  
A fun, upbeat atmosphere with full entrée and drink menus, one of Waltham's most popular dining destinations.  
[www.cstreets.net](http://www.cstreets.net)
  - 4 ..... WAVERLEY OAKS ATHLETIC CLUB  
Premium, state-of-the-art athletic club whose mission is to provide quality program in a comfortable & welcoming environment.  
[www.waverleyoaks.com](http://www.waverleyoaks.com)
- NUTRITION SERVICES AT WAVERLEY OAKS ATHLETIC CLUB  
Improve your health and reach your goals with the help of a Registered Dietitian. Both Club Members & Non-Members are welcome, and medical insurance plans will cover most, if not all, of the costs associated with your appointments.  
[www.waverleyoaks.com/nutrition](http://www.waverleyoaks.com/nutrition)

- 5 ..... CROSSFIT WATCH CITY  
A gym that focuses on quality of movement over intensity.  
[www.crossfitwatchcity.com](http://www.crossfitwatchcity.com)
- 6 ..... BEAVER BROOK RESERVATION  
59 Acres of open fields, woodlands, walking trails, athletic fields, a spray deck, picnic area and more.  
[www.mass.gov/locations/beaver-brook-reservation](http://www.mass.gov/locations/beaver-brook-reservation)
- 7 ..... STARBURST CAFE  
Breakfast, snacks, lunch and catering.  
[www.starburstcafe.net](http://www.starburstcafe.net)
- 8 ..... AILISH AND ASTON SALON  
Waltham's premier Salon and Spa offering the best products and highest quality service in the area.  
[www.ailishandaston.com](http://www.ailishandaston.com)
- 9 ..... GLOW TANNING CENTER  
Offering a wide variety of UV & UV-free tanning services.  
[www.glowwaltham.com](http://www.glowwaltham.com)
- 10 ..... TRUE MARTIAL ARTS  
Voted #1 Martial Arts Academy in Greater Waltham's Best Businesses.  
[www.truemartialarts.com](http://www.truemartialarts.com)
- 11 ..... THE INSPIRED BATH  
Where design specialists can turn your inspiration into reality with their exceptional service, value, and top-quality brands to meet every budget.  
[www.theinspiredbath.com](http://www.theinspiredbath.com)
- 12 ..... BAY STATE PHYSICAL THERAPY  
Since 1995, Bay State Physical Therapy has been helping the Greater Boston area community feel better and improve their quality of life through their exceptional and innovative rehabilitation services.  
[www.baystatept.com](http://www.baystatept.com)
- 13 ..... FINESSE COSMETIC SURGERY & LIPO CENTER  
One of Greater Boston's premier medical practices specializing in minimally invasive body contouring, skin care and rejuvenation, and cosmetic laser surgery.  
[www.finesselaser.com](http://www.finesselaser.com)





**DIRECT SHUTTLE SERVICE**  
**3.9 MILES TO & FROM THE**  
**ALEWIFE RED LINE STATION**  
 OPEN TO ALL TENANTS IN THE PARK

ALL ROADS LEAD TO **WAVERLEY OAKS PARK**.  
 Several highway options are just minutes away connecting with downtown Boston, MBTA Bus stops border the park, and the Waverley Commuter Rail (which connects to the MBTA Redline) is steps from the Park.

**DOWNTOWN BOSTON & LOGAN INTERNATIONAL AIRPORT**

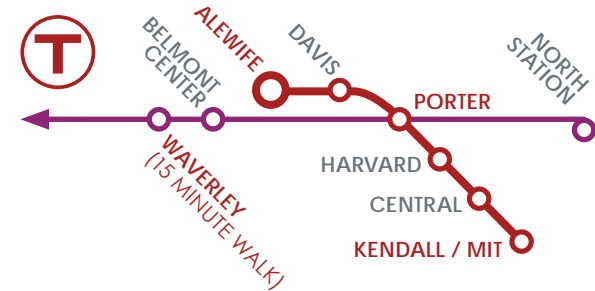


**CAMBRIDGE**

MBTA Commute ..... 20 Minutes  
 Driving Commute ..... 20 Minutes

**NORTH STATION TO**

Waverley Station ..... 20 Minutes



**CONVENIENT TRANSPORTATION**

- WAVERLEY OAKS PARK SHUTTLE**  
3.9 miles to MBTA Red Line (Alewife Station)
- WAVERLEY COMMUTER RAIL STATION**  
Fitchburg Line ..... 15 Minute Walk
- BUS ROUTE 554**  
Servicing Downtown Boston to Waverley Square..... 1 Minute Walk

1

2

EXIT 56  
5 MINUTES

2

95 128

EXIT 28  
9 MINUTES

3

95 128

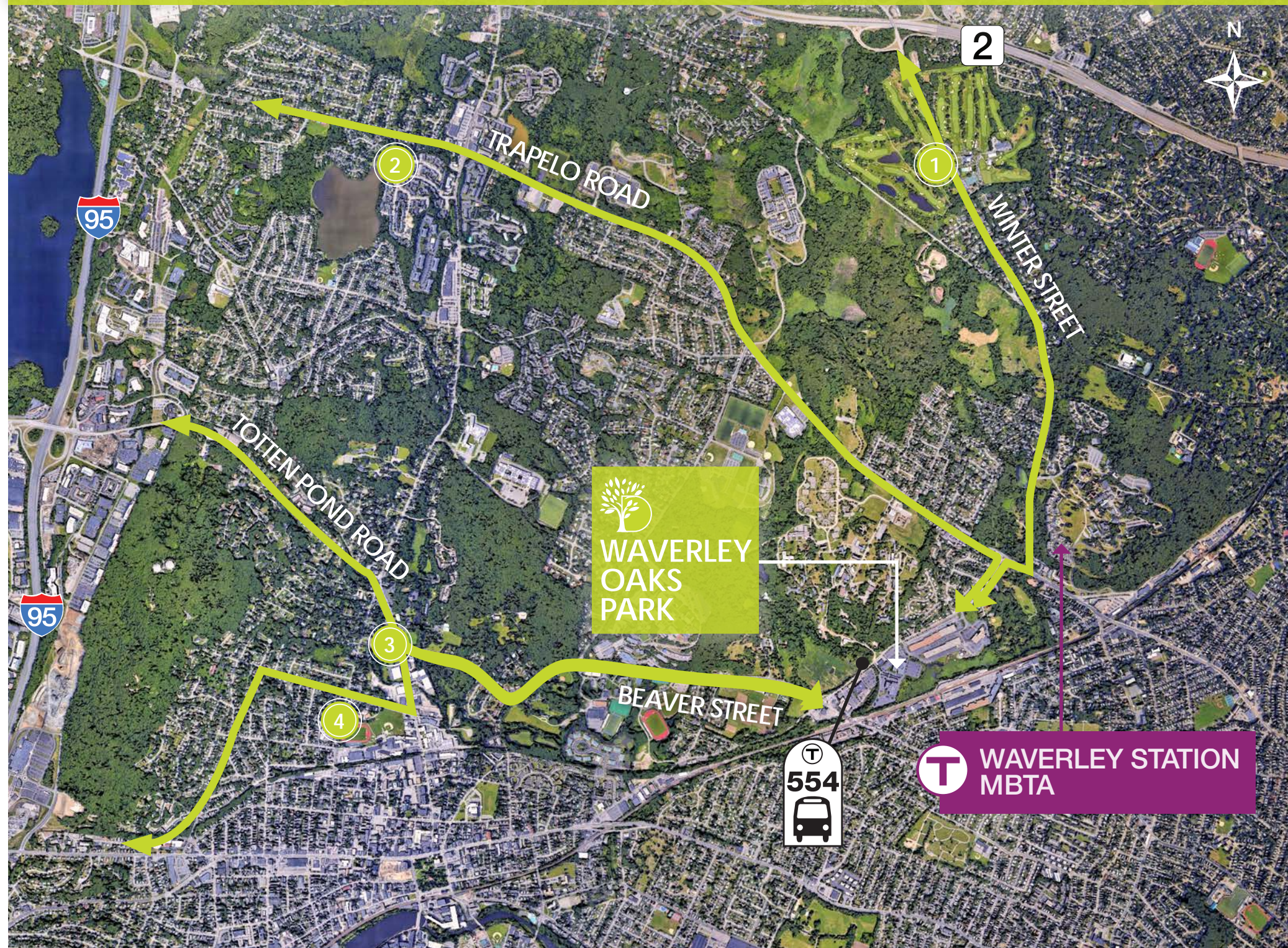
EXIT 27  
8 MINUTES

4

95 128

EXIT 26  
12 MINUTES

ACCESS  
MADE EASY



# »» BUILDING FEATURES



**135**  
BEAVER STREET



**271**  
WAVERLEY OAKS



**307**  
WAVERLEY OAKS



**309**  
WAVERLEY OAKS

## OFFICE SPACE 95,596 SF BUILDING

Date of Construction/Renovation:	1984/2000
Floors:	4
Finished Ceiling Height :	9'
Construction Type:	Steel frame with brick walls on a concrete foundation
Data:	Verizon/Comcast
HVAC:	-
Power:	1200a/277-480v 100 KVA
Elevators	2
Parking Ratio:	3.50/1,000 SF

## OFFICE SPACE 107,454 SF BUILDING

Date of Construction:	2000
Floors:	4
Finished Ceiling Height :	9'
Construction Type:	Steel frame with brick walls on a concrete foundation
Data:	Verizon/Comcast
HVAC:	Multi-zone VAV system. 100 Tons per floor
Power:	1200a/277-480v 100 KVA
Elevators:	2
Parking Ratio:	3.50/1,000 SF

## OFFICE SPACE 142,663 SF BUILDING

Date of Construction/Renovation:	2001/2015
Floors:	4
Finished Ceiling Height :	9'
Construction Type:	-
Data:	Verizon/Comcast
HVAC:	-
Power:	-
Elevators	2
Parking Ratio:	3.50/1,000 SF

## OFFICE SPACE 142,663 SF BUILDING

Date of Construction:	2001
Floors:	4
Finished Ceiling Height :	9'
Construction Type:	-
Data:	Verizon/Comcast
HVAC:	-
Power:	-
Elevators	2
Parking Ratio:	3.50/1,000 SF

# »» BUILDING FEATURES



**465**  
WAVERLEY OAKS



**117**  
BEAVER STREET



**411**  
WAVERLEY OAKS



**425**  
WAVERLEY OAKS

## OFFICE SPACE 143,850 SF BUILDING

Date of Construction/Renovation:	1977/2015
Floors:	5
Finished Ceiling Height :	9'
Construction Type:	Steel frame with brick walls on a concrete foundation
Data:	Verizon/Comcast
HVAC:	-
Power:	1200a/277-480v
Elevators	2
Parking Ratio:	3.50/1,000 SF

## INDUSTRIAL SPACE 56,000 SF BUILDING

Date of Construction:	1993
Clear Heights/Column Spacing:	22'/open space
Construction Type:	-
Data:	Verizon/Comcast
HVAC:	-
Power:	800a/277-480v 3p 4w
Loading docks:	10
Drive-ins:	Yes
Parking Ratio:	1.00/1,000 SF

## FLEX / OFFICE / RETAIL SPACE 207,413 SF BUILDING

Date of Construction:	1975
Clear Heights/Column Spacing:	15'-17'/25'x25'
Construction Type:	Steel frame with concrete slab floors and masonry and metal exterior (built on slope)
Data:	Verizon/Comcast
HVAC:	-
Power:	277-480a/12-208v
Loading docks:	3
Drive-ins:	Six (6) /8'0"w x 12'0"h
Parking Ratio:	1.17/1,000 SF

## FLEX / OFFICE / RETAIL SPACE 161,800 SF BUILDING

Date of Construction:	1977
Clear Heights/Column Spacing:	12'-18'/25'x25'
Construction Type:	Steel frame with concrete slab floors and masonry and metal exterior (built on slope)
Data:	Verizon/Comcast
HVAC:	-
Power:	277-480a/12-208v
Loading docks:	3
Drive-ins:	Six (6) /8'0"w x 12'0"h
Parking Ratio:	1.42/1,000 SF

# OWNERSHIP COMMITTED TO THE HIGHEST LEVEL OF SERVICE

**WAVERLEY OAKS PARK** is owned and operated by **DUFFY PROPERTIES**. The Duffy Brothers built Waverley Oaks Park and today the next generations of the family and their team of talented employees remain committed to offering significant value and service to their tenants.



[www.duffyproperties.com](http://www.duffyproperties.com)



The principals and staff of Duffy Properties firmly believe that when your name is on the door and the bottom line you think differently, act differently and build quality from day one because you are in it for the long haul. That is why Duffy Properties manages their properties with teams of long-term employees or family members who make it their business to know what tenants want and need and deliver it on time.

OFFICE

RETAIL

R&D

RESIDENTIAL

WALTHAM

LEXINGTON

BURLINGTON



## IN HOUSE CONSTRUCTION

that makes build-out much more affordable



## ON-SITE PROPERTY MANAGERS

to address needs immediately



## A HANDS-ON APPROACH

through every stage of build-out



## FLEXIBILITY WITH TENANTS

allowing the ability to start small and grow when needed, not just when the lease says

*"I WALK THROUGH  
THE SAME FRONT  
DOOR AS OUR  
TENANTS, SO IF  
THEY'RE NOT HAPPY,  
I'M NOT HAPPY."*

*– Bob Duffy,  
Principal*

*"Duffy completely renovated our building both inside and out. Serving as our landlord and generator contractor, they built our highly productive work environment and met our aggressive timeline. We had such confidence in their capabilities and were so satisfied with their impeccable level of services. We look forward to being a tenant at other Duffy buildings as our company grows."*

*– John, Senior Director of  
Corporate Operations & Real Estate,  
Fresenius Medical Care*

These are just some of the reasons that companies that **START** at Waverley Oaks **STAY** at Waverley Oaks.





# WAVERLEY OAKS PARK

WALTHAM, MA



## LEASING TEAM

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