

AVISON
YOUNG

300 Bear Hill Road

Waltham, MA

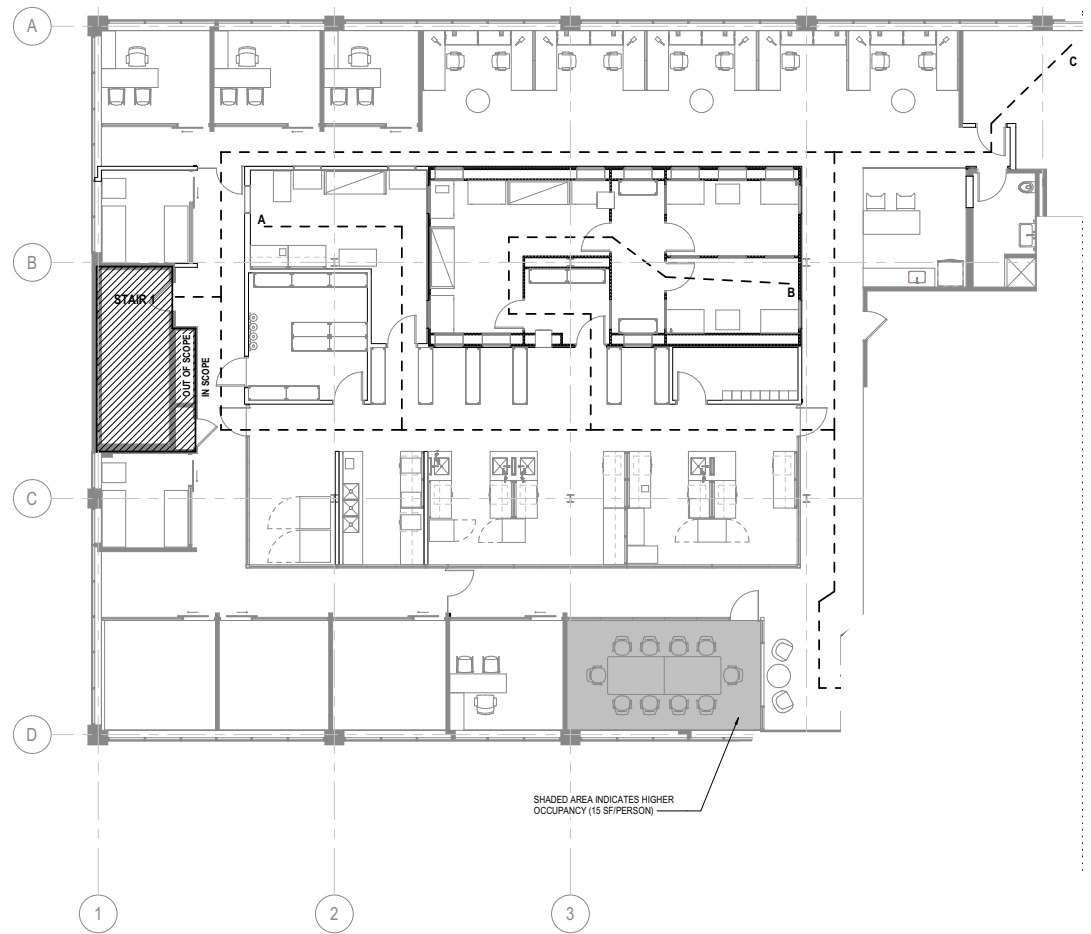


7,742 SF Office/Lab Sublease

Avison Young is pleased to present office/lab space for sublease at **300 Bear Hill Road** in Waltham. Located in Bear Hill Business Park, the building offers easy access to Route 128 and is just 3 miles to Mass Pike/I-90 and 15 miles to downtown Boston. The property offers a well-known address in a professional environment within one of Boston's most sought after communities.

- Available Immediately
- Fully-furnished upon request
- Sublease through February 2028
- Fully renovated, two-story 30,762 SF building
- Premier local ownership with "hands-on" management
- Extensive window lines
- Amenity rich locations with hotels, restaurants, and daycare nearby

Floor 2 7,742 SF



About the space

2,000 Amps of dedicated power

Two (2) Class 5 clean rooms

One (1) Class 7 clean room with two (2) Class 5 hoods

One (1) additional hood outside of clean room

Back-up generator fueled by liquid propane gas

Two (2) minus 80 degree freezers

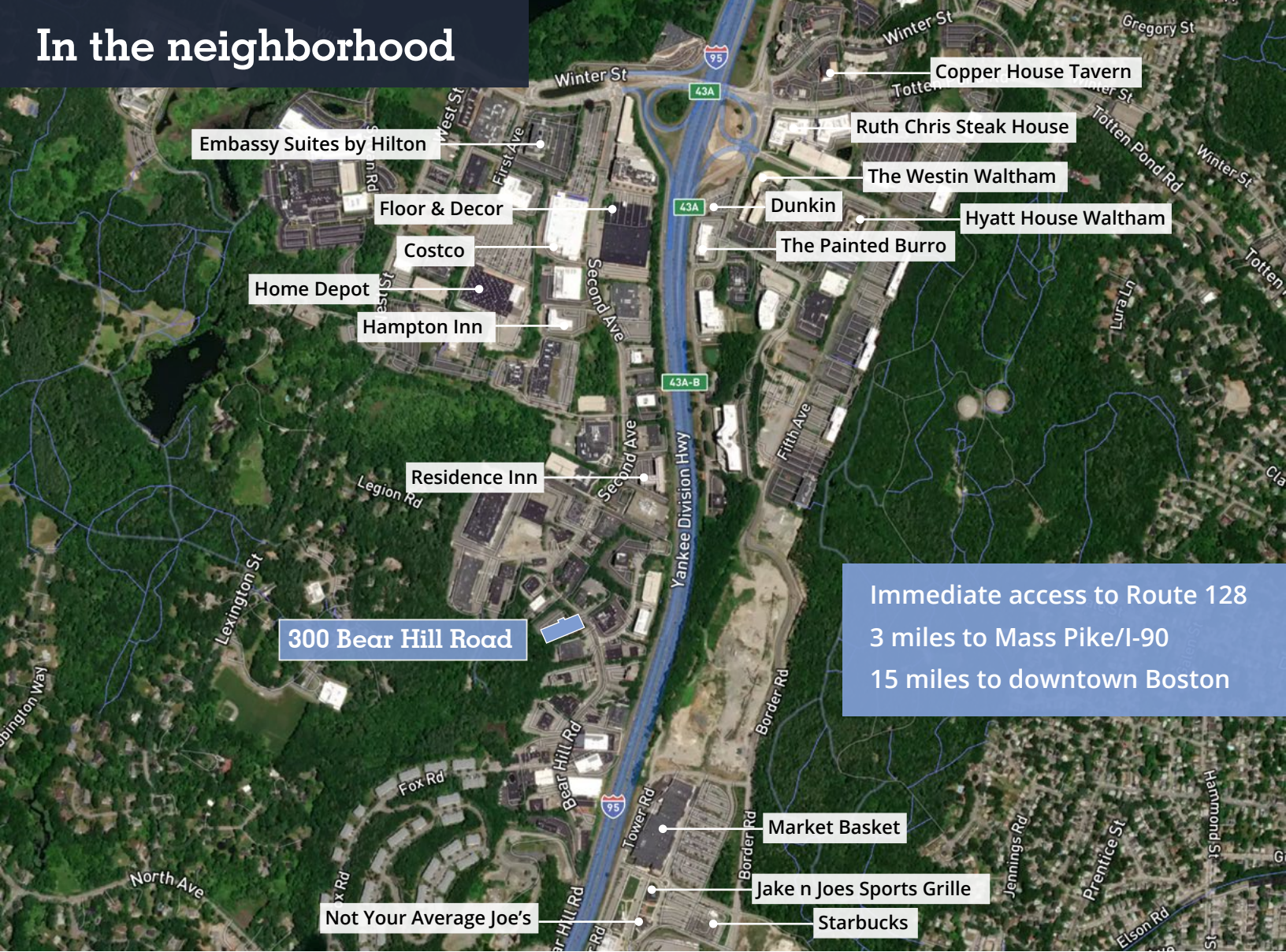
Two (2) minus 40 degree freezers

One (1) Bio-safety cabinet





In the neighborhood



Immediate access to Route 128
3 miles to Mass Pike/I-90
15 miles to downtown Boston



For more information, please contact:

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