



THE CORE
WALTHAM

275 SECOND AVENUE

Waltham, MA

For Lease | Lab & Office Space
10,150 SF Available



ANCHOR & LINE
PARTNERS





WALTHAM ECOSYSTEM



275 Second Avenue

NEIGHBORHOOD CLUSTER

sanofi

AstraZeneca

ThermoFisher
SCIENTIFIC

Alkermes

elevatebio

SCAN
THERAPEUTICS

LYRA
THERAPEUTICS

ENSEM
THERAPEUTICS

CARBON
BIOSCIENCES

Photys

RESILIENCE

MERCY
BIOANALYTICS

SKYHAWK
THERAPEUTICS

Dragonfly

xilio
THERAPEUTICS

arrakis
THERAPEUTICS

O32 BIO

SERES
THERAPEUTICS

deciphera

BIOCYTOGEN

Dyne
THERAPEUTICS

immun.gen

BUILDING AMENITIES

- On-site café serving breakfast and lunch
- Outdoor dining area
- Fitness facility on site with locker rooms and towel service
- Attached covered parking garage
- Multiple visitor parking spots in surface lot
- Access to "The Grid" shuttle service to Alewife

3rd FLOOR | 10,150 SF



LAB & SUITE DETAILS:

- Histology Lab with 6' chemical fume hood (CFH)
- Tissue Culture (TC) Lab
- Engineering Lab with dual anteroom access
- Two (2) Laser Labs
- Four (4) private offices plus CEO suite
- Open office area, shared office, and huddle room
- Conference room, reception, and break room with pantry
- Dedicated server room
- Shipping/receiving with freight elevator access

BUILDING SPECIFICATIONS

Available Date:	June 1 2026
Available SF:	10,150 SF Third Floor
Building Size:	107,062 SF
Clear Height:	12.5'
Air Supply:	Compressed Air & Vacuum
Back-Up Power:	Emergency Generator: 4 watts/SF
Parking:	3.0/1,000 SF
Amenities:	Tissue Culture space, food service, outdoor seating and restaurant on-site





CONTACT:

Jason Rexinis

+1 617 869 1227

jason.rexinis@colliers.com

Tim Allen

+1 860 202 8409

tim.allen@colliers.com

Seamus Lambert

+1 617 330 8127

seamus.lambert@colliers.com

Colliers | 100 Federal Street | Boston, MA 02110 | P: +1 617 330 8000 | colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International New England, LLC.



ANCHORLINE
PARTNERS

