

**224 CALVARY
STREET**

Waltham, Massachusetts

29,685 SF R&D/Office/Light Lab



Property Overview

154 and 224 Calvary Street comprise a dynamic two-building office/flex portfolio situated within the thriving Waltham-Watertown life science cluster. Encompassing a total of 56,241 square feet across 2.15 acres, the properties sit along the picturesque Charles River Greenway, providing pedestrian and cycling connectivity spanning from Watertown to Cambridge, Allston/Brighton, and downtown Boston. At 224 Calvary, extensive renovations restored its brick-and-beam charm and created a contemporary workplace environment suitable for a variety of uses, including Office, R&D, and Light Lab. Additionally, 154 Calvary is fully leased to two pioneering GreenTech companies engaged in groundbreaking research and innovative product development.

AVAILABILITY

1 154 Calvary Street

26,783 SF Warehouse/Flex

2 224 Calvary Street

29,685 SF R&D/Office



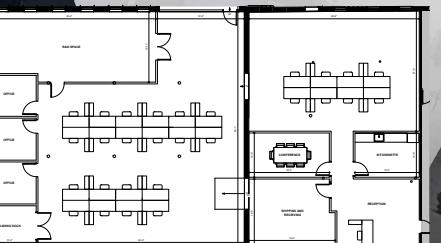
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COME HERE!



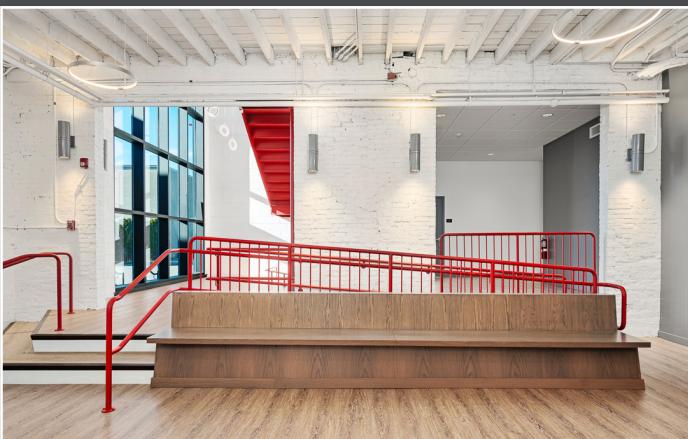
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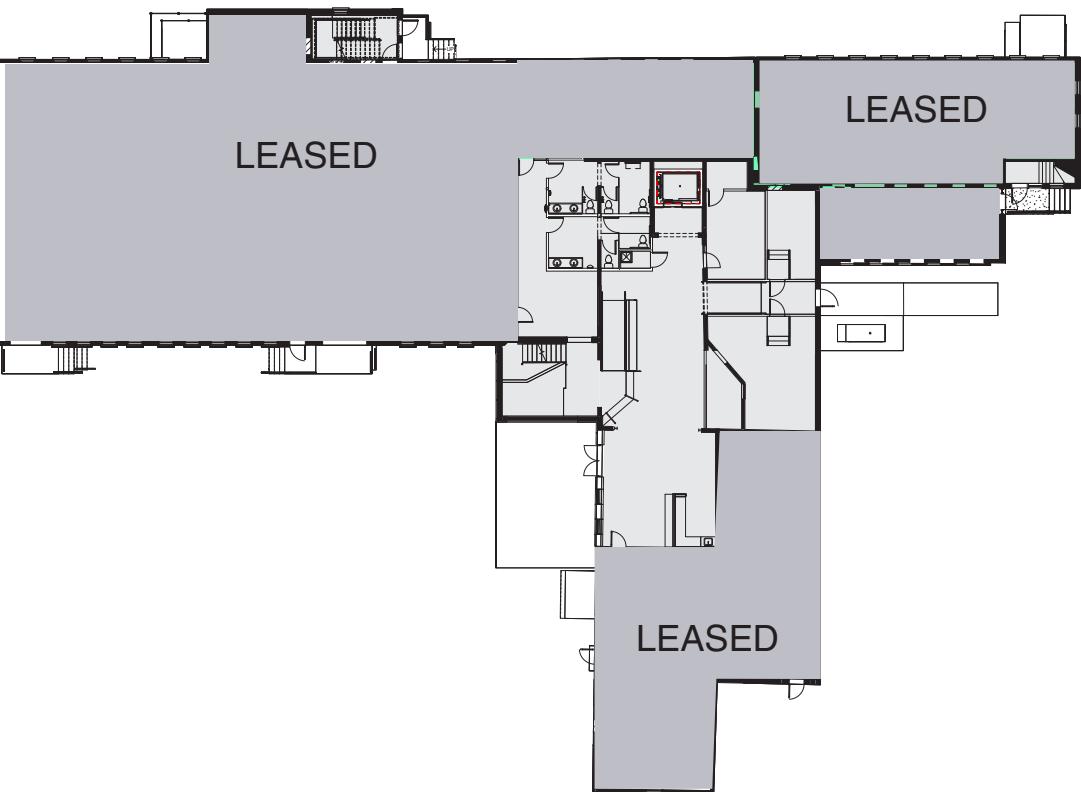


224 CALVARY STREET

TOTAL AREA	29,685 SF
LOT SIZE	1.37 acres
FLOORS	2 stories + penthouse
BUILDING USE	R&D / Office / Light Lab
CLEAR HEIGHT	12' to 16'
LOADING	3 loading docks
ELEVATORS	New Elevator in 2023
HVAC	4 roof mounted package units and 13 split system air conditioners
POWER	New 1,600A, 120/208V, three-phase
GENERATORS	130kW gas
PARKING	±60 spaces (2/1,000 SF) + on street
UTILITIES	Electric Service: Eversource Gas Service: National Grid Water Service: City of Waltham Sewer Service: City of Waltham

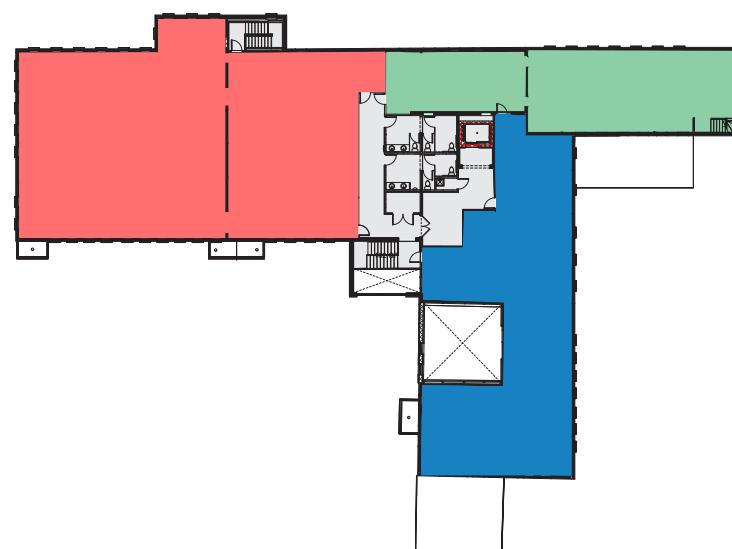


FIRST FLOOR

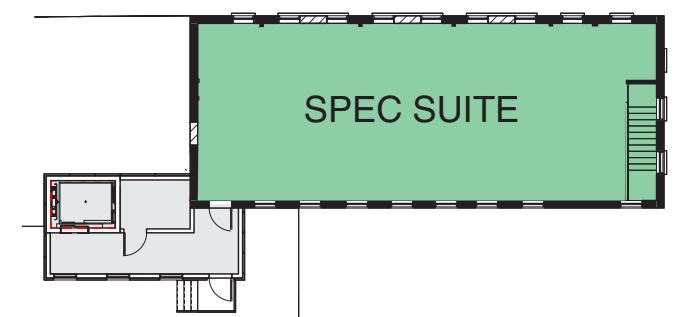


SECOND & THIRD FLOOR

SECOND FLOOR



THIRD FLOOR



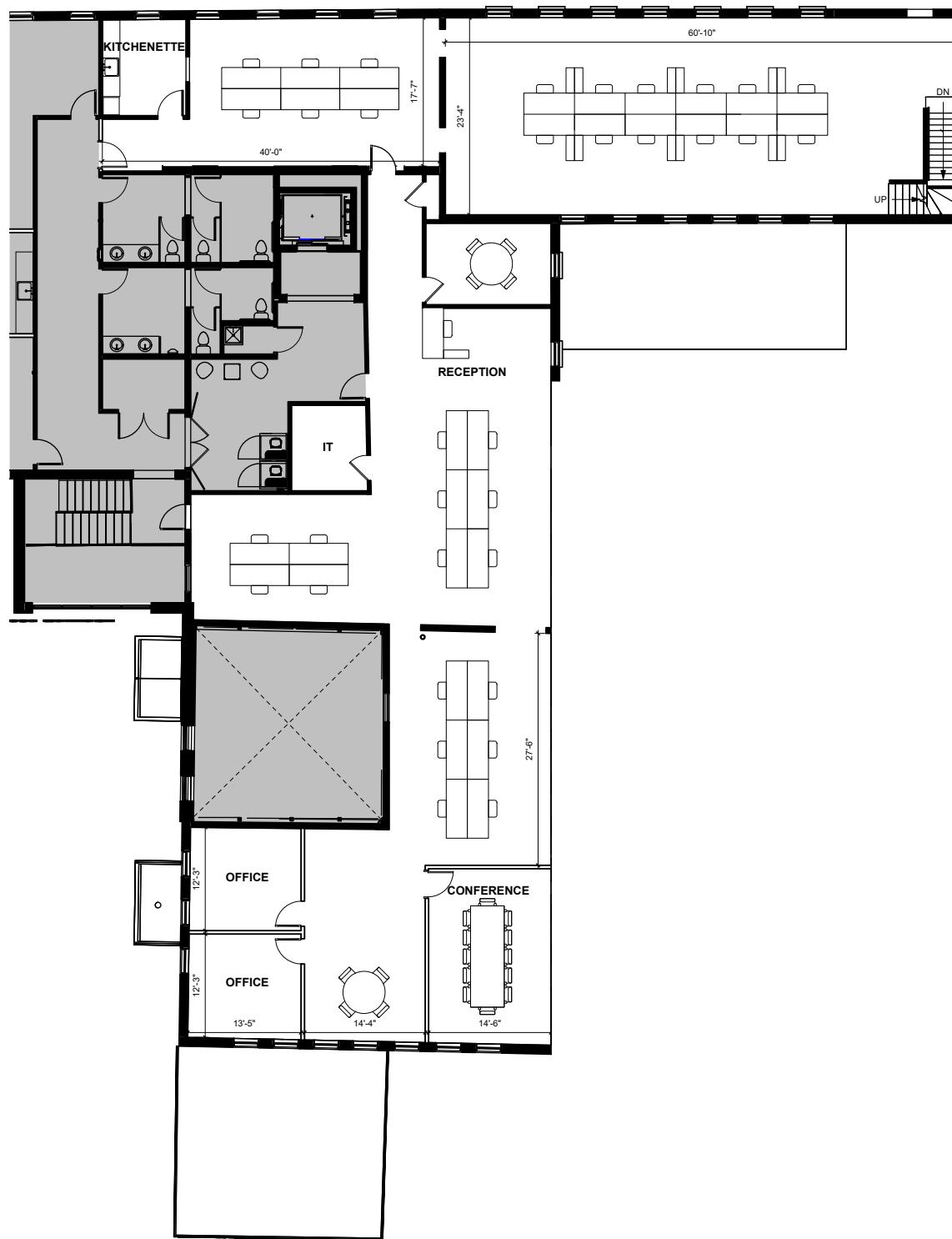
SECOND FLOOR

TENANT A	7,547 SF
TENANT B	2,808 SF
TENANT C	4,448 SF
TENANT B & C	7,256 SF
TOTAL	14,803 SF

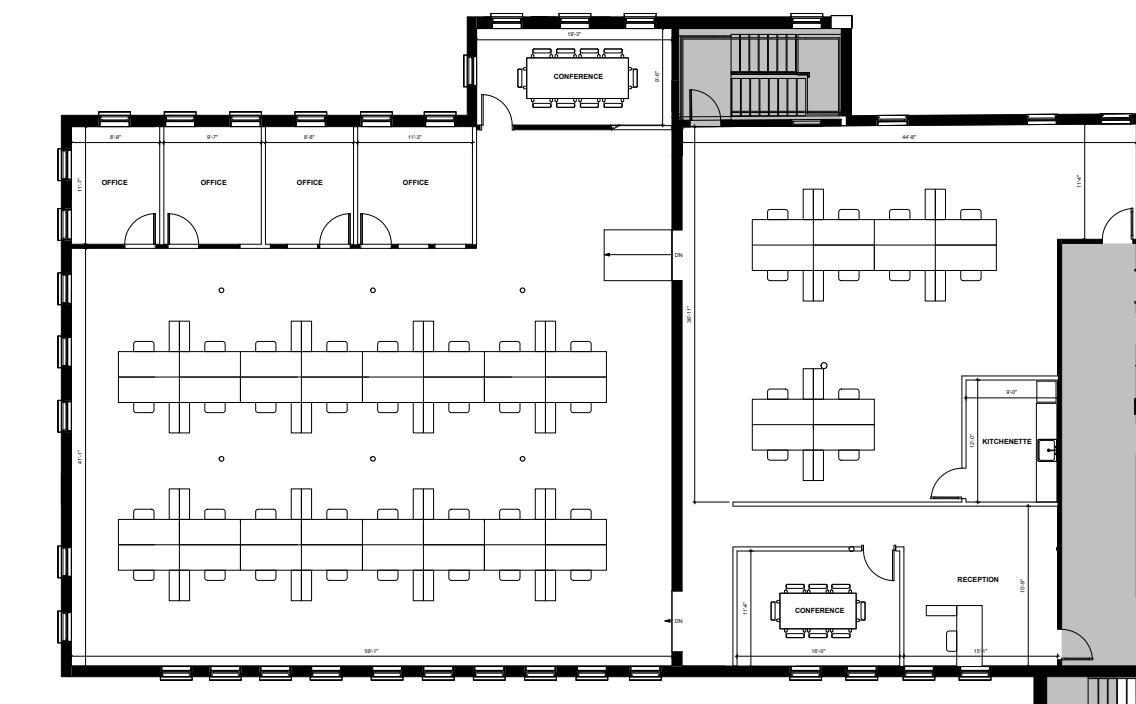
THIRD FLOOR

TENANT D	1,965 SF
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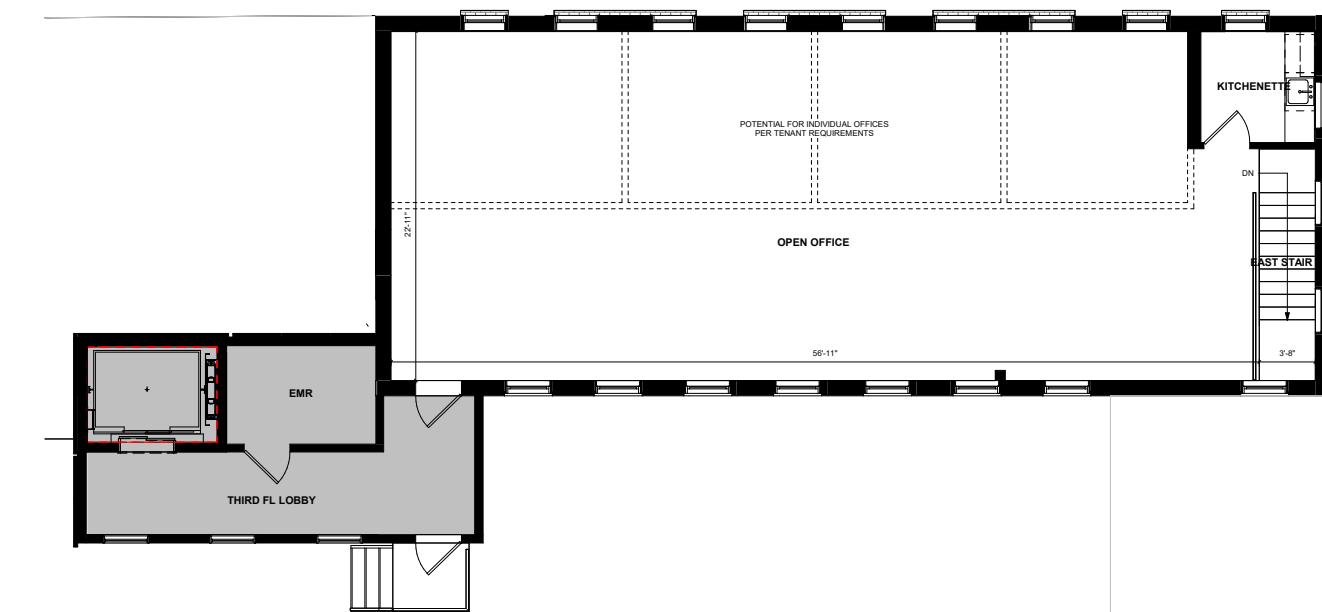
SECOND FLOOR - SAMPLE FLOOR PLAN

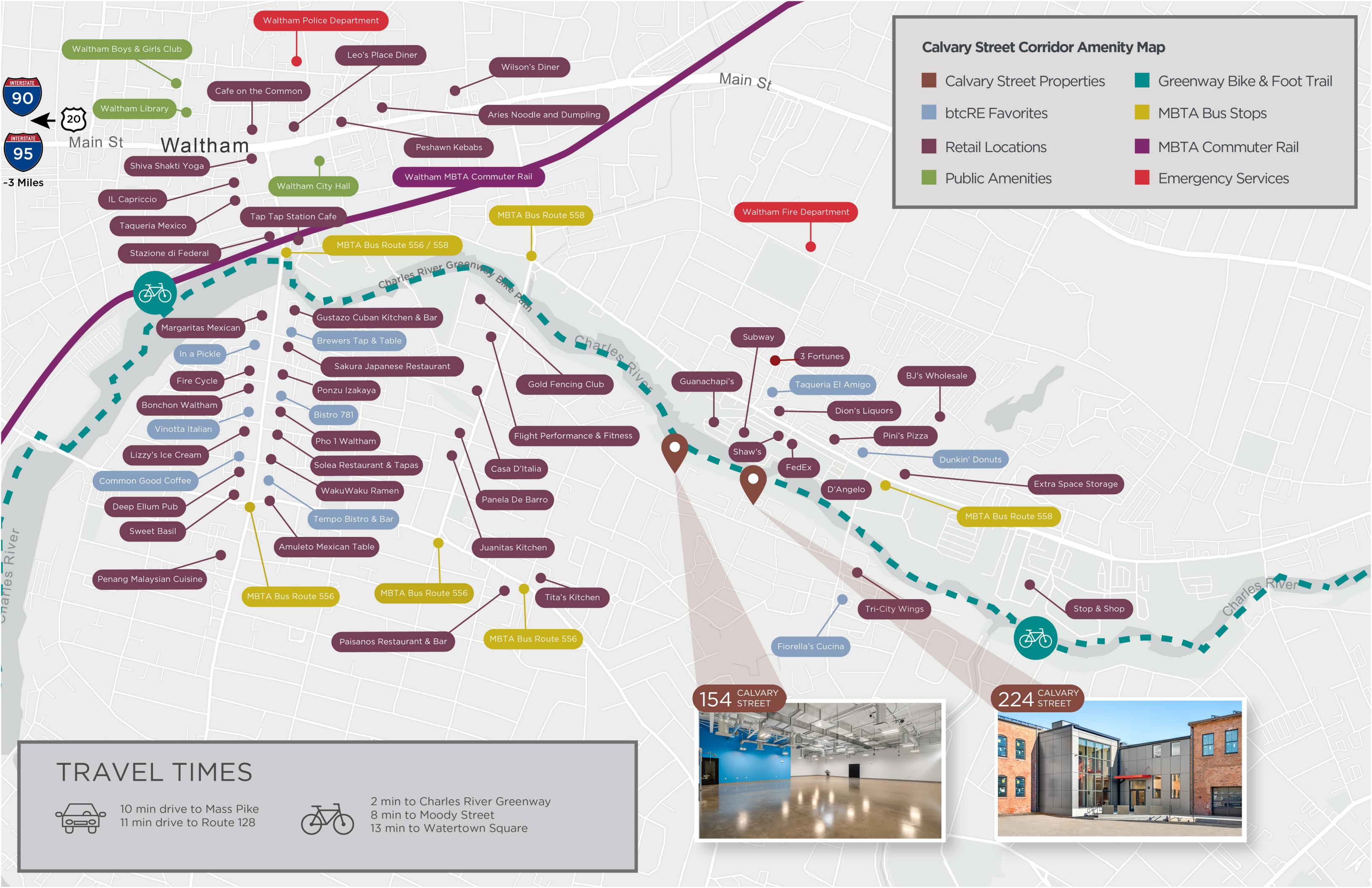


SECOND FLOOR - SAMPLE FLOOR PLAN



THIRD FLOOR - SPEC SUITE - SAMPLE FLOOR PLAN





ACCESS



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