

40-44

GREEN RIVER WAY
WATERTOWN, MA



19,067 SF
FULLY WHITE-BOXED FLEX/R&D
SPACE AVAILABLE



40-44 GREEN RIVER WAY WATERTOWN, MA

19,067 SF AVAILABLE FOR LEASE

40-44 Green River Way, is an industrial/flex/R&D portfolio comprised of three buildings totaling approximately 64,355 SF on 3.22 acres of land in Watertown, MA, located 1.5 miles from the Mass Pike via exit 17. The property is within Watertown's Life Science & Tough-Tech/R&D clusters. 40-44 Green River Way offers suburban appeal with an urban feel being only a ten minute car ride away from RT 128, Downtown Boston and Logan International Airport.

A multi-million dollar repositioning has been recently finished. Ownership has delivered the following for each building in the Portfolio:



WHITE-BOXED WITH
NEW LED LIGHTS



POWER & LOADING
23+ watts/SF



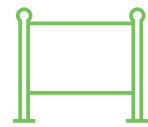
CLEAR HEIGHTS
19' - 23'



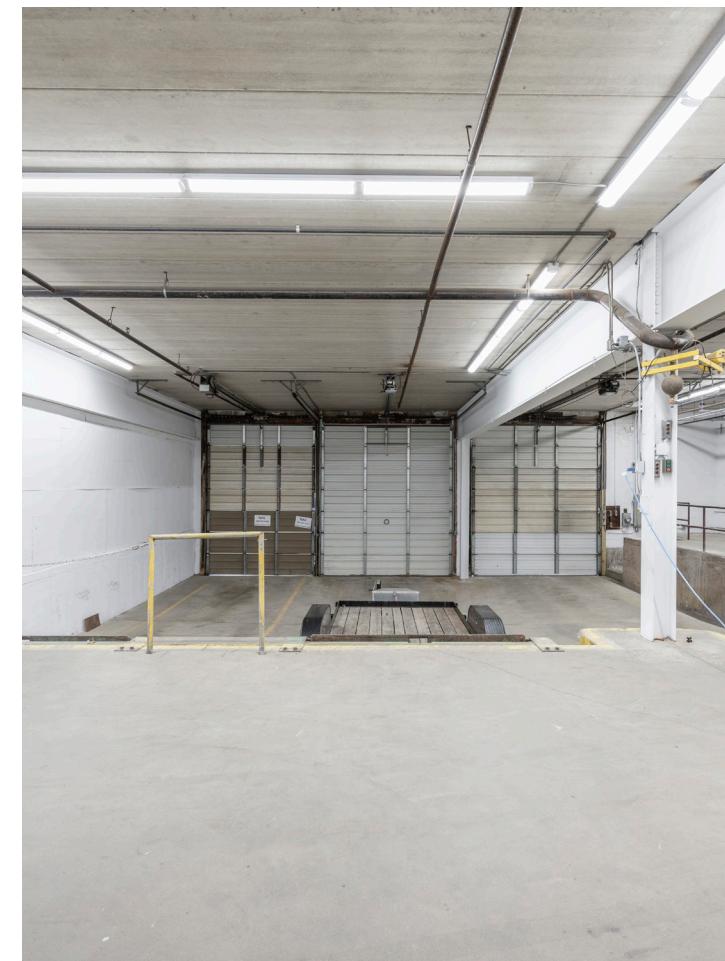
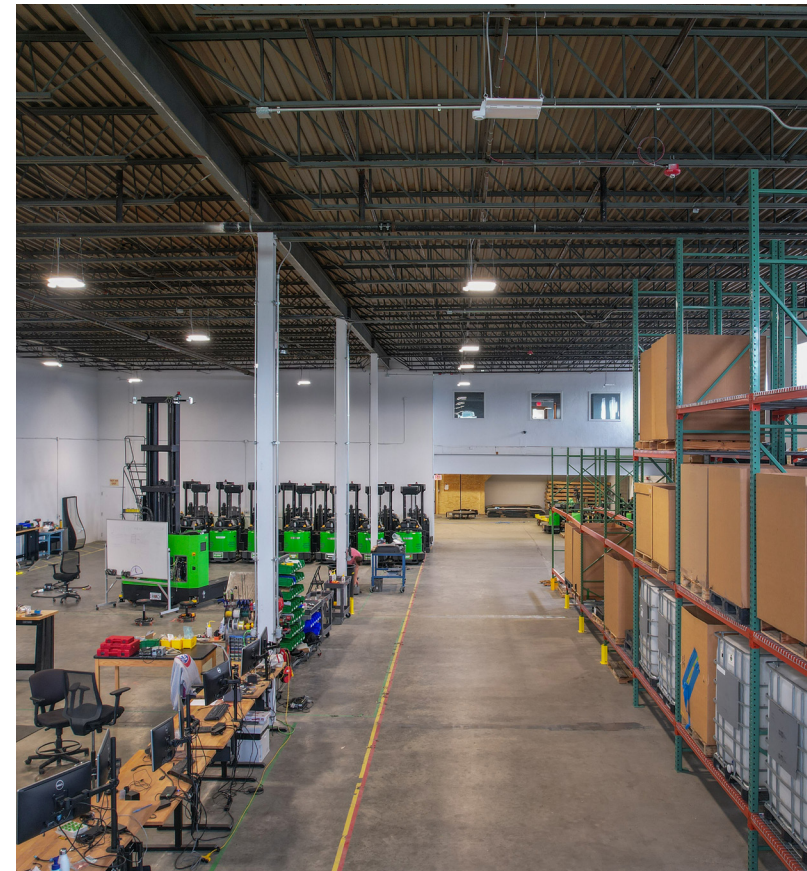
NEW ADA ENTRYWAYS
AND RESTROOMS



PARKING & OUTDOOR
STORAGE
1.5/1,000 SF



NEW MONUMENT
SIGNAGE AT ENTRANCE



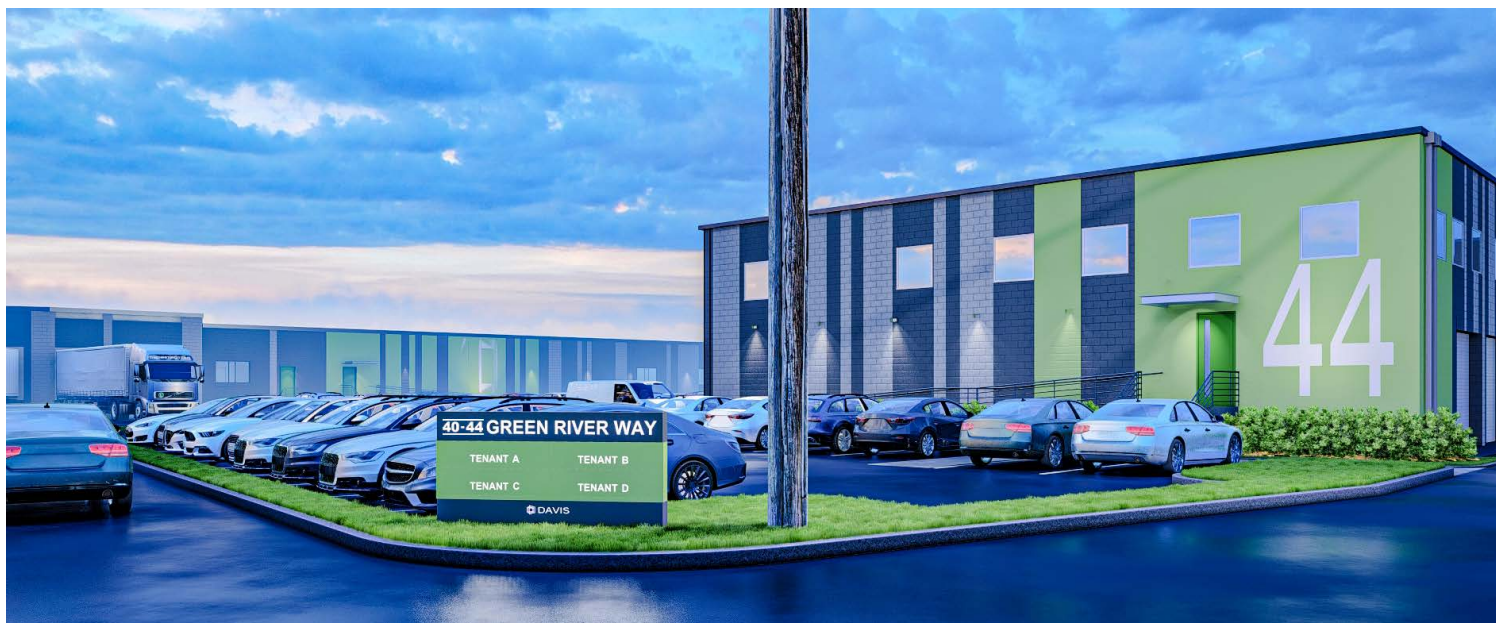
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SITE PLAN

PROPERTY SPECIFICATIONS

Total SF	64,355 SF
Acreage	3.22 acres
Parking	1.5/1,000 SF Parking Ratio
Building A	19,067 RSF
High-Bay	15,336 SF
Office Area	3,664 SF
Ceiling Height	11'4" loading area (below office) 21' to joist (high-bay) 23' to deck (high-bay)
Loading	5 docks (3 interior loading bay, 1 exterior, 1 drive in/ramp)
Power	800 Amps, 240/120V, 3 phase, 3 wire service via a 300kva pad mounted transformer 100 Amps (200 Amp panel), 240/120V, 1 phase, 3 wire via 25kva pole mounted transformer 23 Watts PSF
HVAC	Office: 100% heated (2) Vantage Heaters, 100,000 BTU's combined (1) Mitsubishi Condenser connected to (2) Evaporator units, 1.5-2 ton (2) American Standard Roof Top units, 5 tons each (1) Titan Air Handler unit on roof (1) Reznor ceiling mounted unit Heater, 250,000 BTU's (1) Green Heck Exhaust Fan
Sprinklers	Dry System



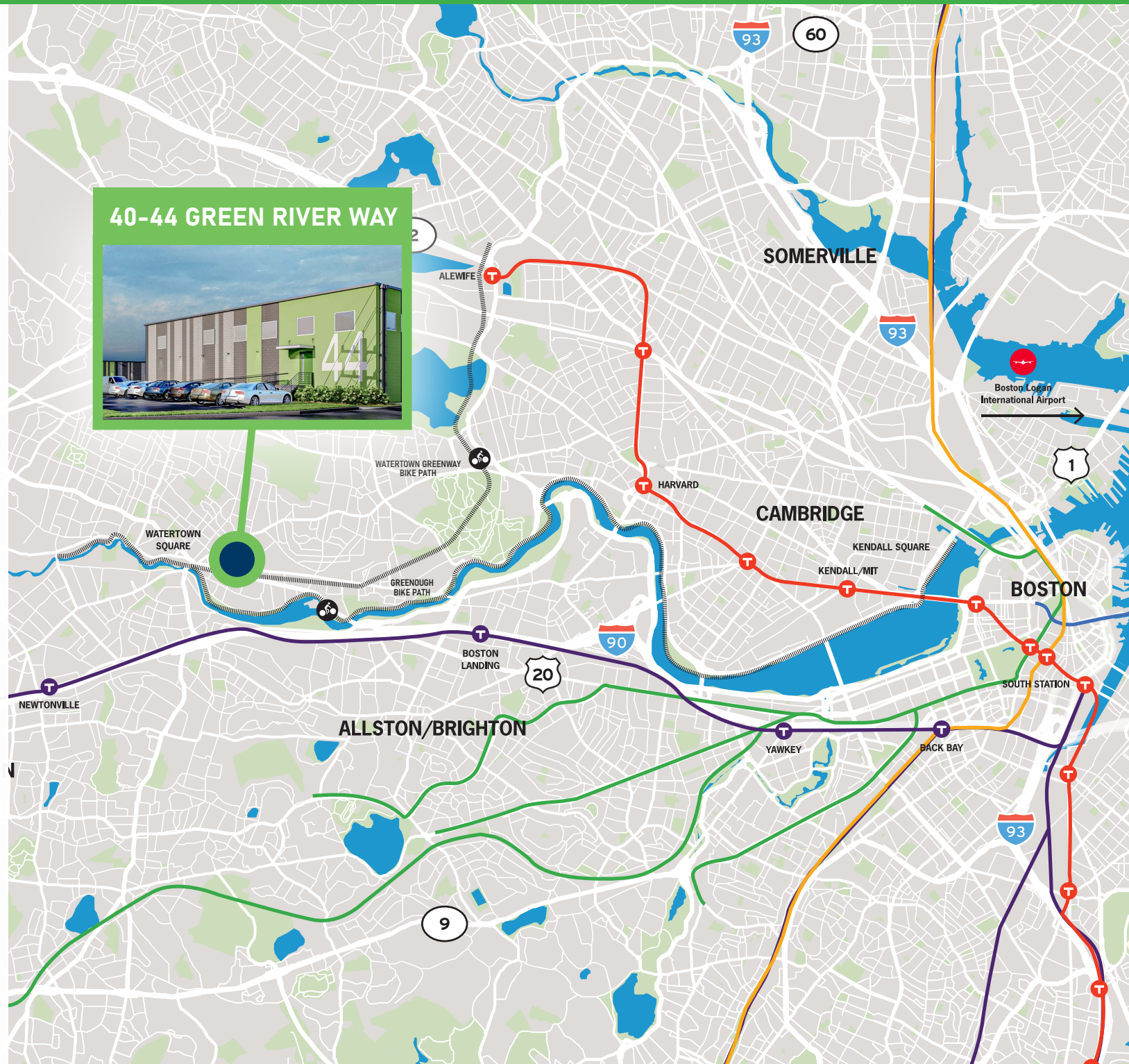
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BUILDING A
INTERIOR



ACCESS & AMENITIES



90

Seconds to I-90/Mass Pike



14

Minutes to Harvard Square



3

Bike Paths Along the Charles River



15

Minutes to Kendall Square

& ROUTES

1

Route I-90 Westbound via Exit 127: Watertown

4

Route 20 Eastbound via North Beacon Street

2

Route I-90 Eastbound via Exit 127: Watertown

5

Route 16 to Harvard Square via Mt Auburn Street

3

Route 20 Westbound via North Beacon Street

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Shuttle to Harvard Square and Boston Landing



5+ NEARBY HOTELS

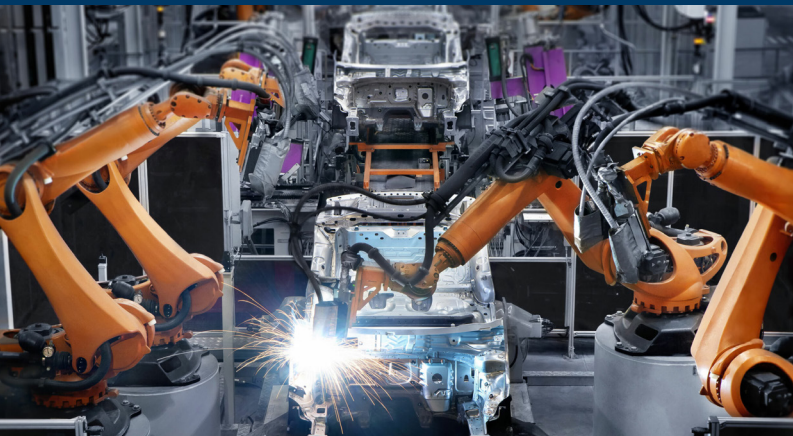


8+ NEARBY GYMS



21+ NEARBY RESTAURANTS

LIFE-SCIENCE FLEX/R&D CLUSTER



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The Davis Companies

Founded in 1976, The Davis Companies has over a 40-year history of successfully investing, managing and developing real estate for its own account and on behalf of investors. The Davis Companies has earned a reputation for integrity, creativity and excellence, making it one of the premier real estate investment, development and management firms in the northeast U.S.



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