



WAVERLEY OAKS

WALTHAM'S PREMIER MIXED-USE CAMPUS



OFFICE



WAREHOUSE



FLEX/R&D



RETAIL





WORK, PLAY, & EXPLORE AT WAVERLEY OAKS

Situated in the heart of Waltham, Waverley Oaks Park offers a scenic, 65-acre campus designed for work, play, and everything in between. With over 1.2 million SF of mixed-use space including dining, fitness, and retail, Waverley Oaks is tailored for companies of all sizes, set within a sprawling suburban campus & dynamic community just a short drive from downtown Boston.



CORPORATE HEADQUARTERS ENVIRONMENT



ESTABLISHED LOCAL OWNERSHIP



EXPANSION OPPORTUNITIES



ON-SITE & AREA AMENITIES



DIRECT ACCESS TO BEAVER BROOK RESERVATION



FLEXIBLE FLOOR PLANS



RESEARCH AND DEVELOPMENT SPACE



WAREHOUSE SPACE

SHAPE YOUR FUTURE ON AN ALL-INCLUSIVE CAMPUS

At Waverley Oaks Park, explore a dynamic campus boasting all the essentials designed for today's modern business lifestyle. Curated outdoor events and lively activities infuse the atmosphere with energy, offering a refreshing backdrop for your daily routine.



- ✓ MIGHTY SQUIRREL BREWING CO. & COFFEE BAR
- ✓ WAVERLEY OAKS ATHLETIC CLUB
- ✓ CENTRAL ROCK GYM
- ✓ BIRDIE BAR
- ✓ CITY STREETS RESTAURANT
- ✓ SALONS
- ✓ HEALTH SERVICES



From state-of-the-art fitness facilities to diverse dining options and scenic walking trails, the vibrant community offers a perfect blend of convenience and fun, ensuring everyone finds what they need to thrive.



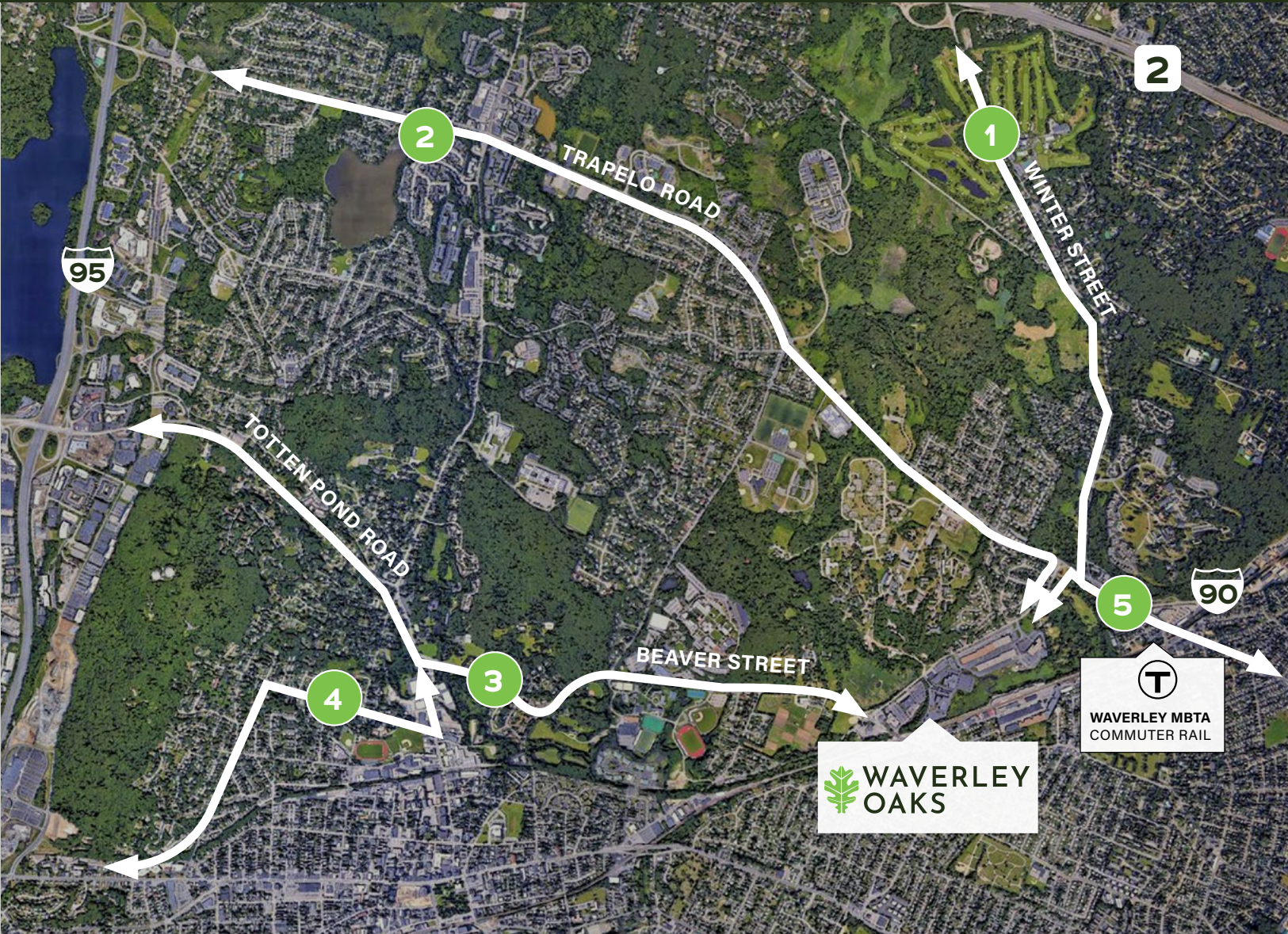
Just steps from Waverley Oaks Park, Beaver Brook Historic Reservation welcomes tenants to relax and recharge in nature with open fields, woodlands, ponds, cascading waterfalls, and tennis courts.



ACCESS MADE EASY

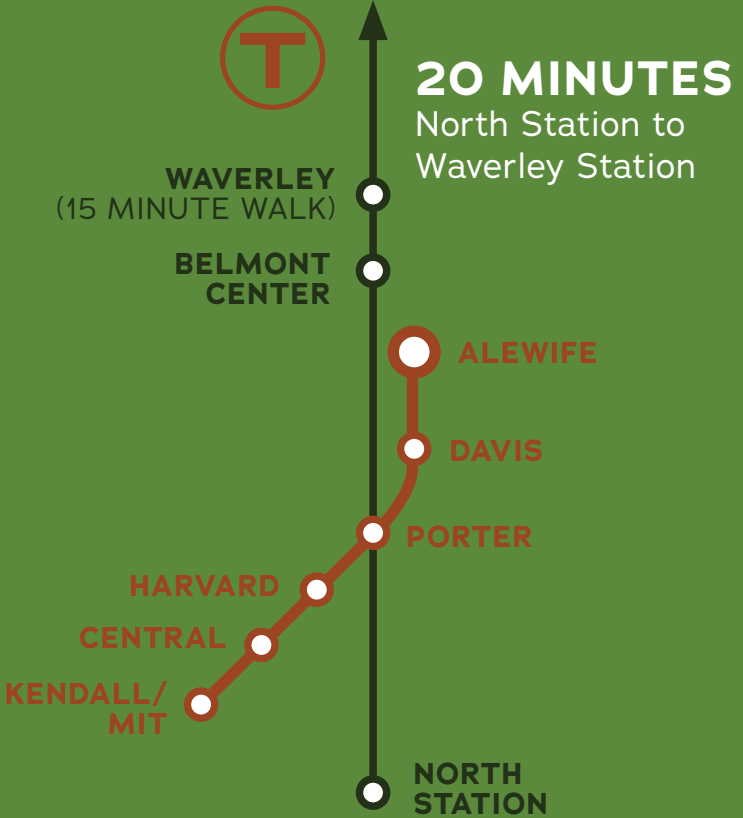
Waverley Oaks Park delivers unparalleled access to the greater Boston area. MBTA bus stops and the Waverley Commuter Rail Station border the park, while several highway options are just minutes away, providing seamless connectivity into downtown Boston.

- 1**
2
EXIT 56
 5 MINUTES
- 2**
128 95
EXIT 28
 9 MINUTES
- 3**
128 95
EXIT 27
 8 MINUTES
- 4**
128 95
EXIT 26
 12 MINUTES
- 5**
90
EXIT 127
 10 MINUTES



TENANTS ALSO ENJOY DIRECT SHUTTLE SERVICE TO AND FROM THE ALEWIFE RED LINE STATION FOR COMMUTING INTO CAMBRIDGE.

- 30 MINUTES**
to Downtown Boston & Logan International Airport
- 20 MINUTES**
to Cambridge (Driving & MBTA)
- 3.9 MILES**
to MBTA Red Line (Direct Shuttle Service)
- Steps from Waverley Station MBTA and Bus Route 554

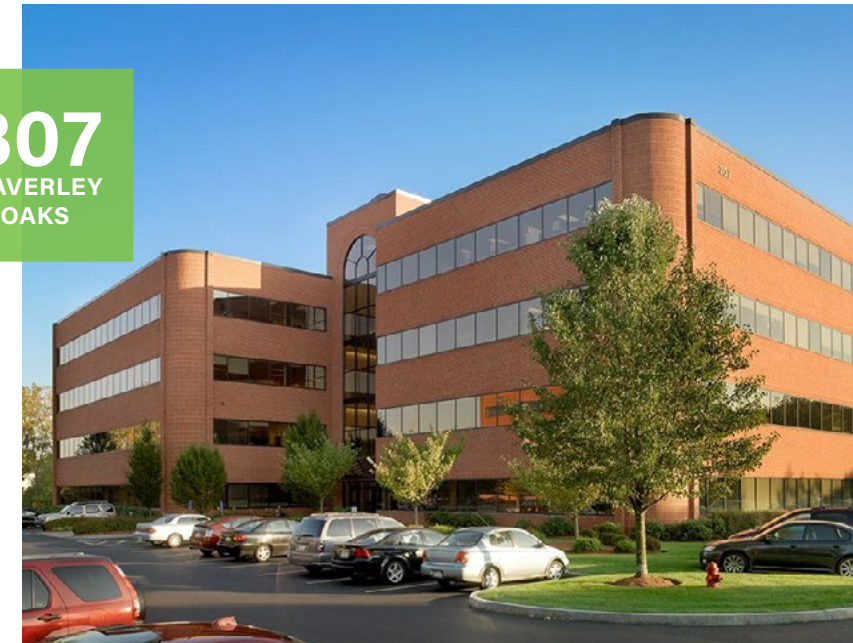


BUILDING FEATURES

OFFICE SPACE
142,663 SF BUILDING

307
WAVERLEY
OAKS

| | |
|---------------|---------------|
| Floors | 4 |
| Parking Ratio | 3.50/1,000 SF |



135
BEAVER
STREET

OFFICE SPACE
95,596 SF BUILDING

| | |
|---------------|---------------|
| Floors | 4 |
| Parking Ratio | 3.50/1,000 SF |



309
WAVERLEY
OAKS

OFFICE SPACE
142,663 SF BUILDING

| | |
|---------------|---------------|
| Floors | 4 |
| Parking Ratio | 3.50/1,000 SF |



OFFICE SPACE
107,454 SF BUILDING

271
WAVERLEY
OAKS

| | |
|---------------|---------------|
| Floors | 4 |
| Parking Ratio | 3.50/1,000 SF |

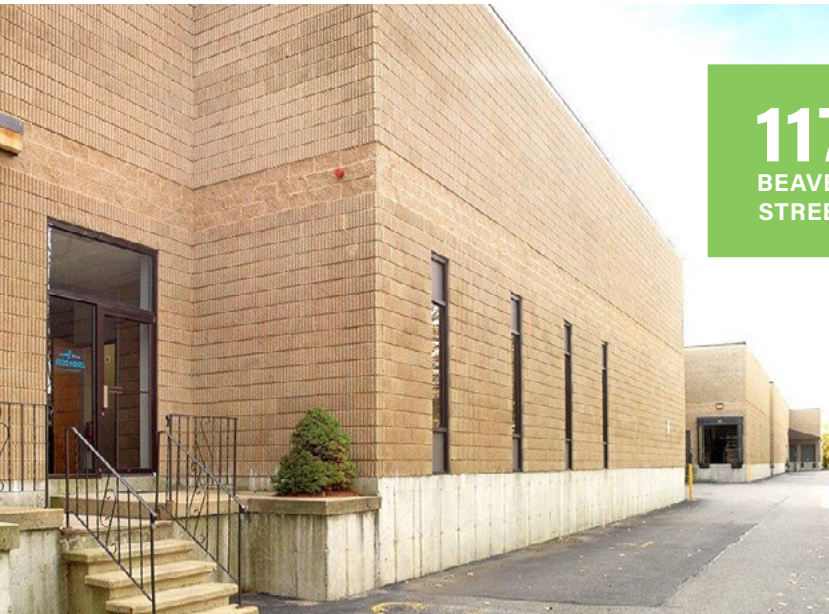


OFFICE SPACE
143,850 SF BUILDING

465
WAVERLEY
OAKS

| | |
|---------------|---------------|
| Floors | 5 |
| Parking Ratio | 3.50/1,000 SF |



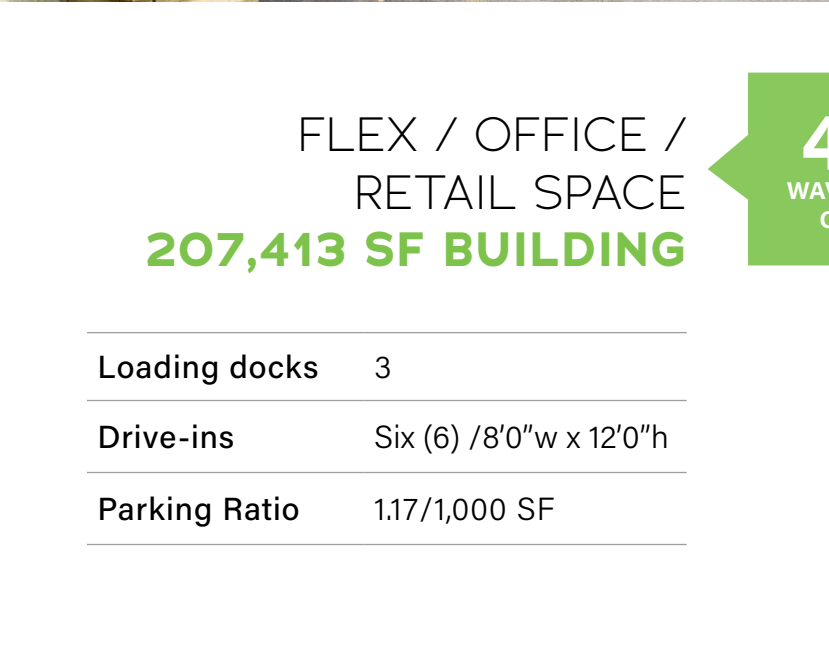


117
BEAVER
STREET

INDUSTRIAL SPACE
56,000 SF BUILDING

| | |
|----------------|---------------|
| Loading docks | 10 |
| Drive-ins | Yes |
| Parking Ratio: | 1.00/1,000 SF |

ROOTED IN HERITAGE, COMMITTED TO EXCELLENCE



411
WAVERLEY
OAKS

FLEX / OFFICE /
RETAIL SPACE
207,413 SF BUILDING

| | |
|---------------|-------------------------|
| Loading docks | 3 |
| Drive-ins | Six (6) /8'0"w x 12'0"h |
| Parking Ratio | 1.17/1,000 SF |

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.



425
WAVERLEY
OAKS

FLEX / OFFICE /
RETAIL SPACE
161,800 SF BUILDING

| | |
|----------------|-------------------------|
| Loading docks | 3 |
| Drive-ins | Six (6) /8'0"w x 12'0"h |
| Parking Ratio: | 1.42/1,000 SF |

-  **AFFORDABLE IN-HOUSE CONSTRUCTION FOR COST-EFFECTIVE BUILDOUTS.**
-  **ON-SITE PROPERTY MANAGERS FOR QUICK RESPONSE TO TENANT NEEDS.**
-  **HANDS-ON GUIDANCE THROUGHOUT EVERY BUILD-OUT STAGE.**
-  **FLEXIBLE LEASING LETS TENANTS START SMALL AND GROW AS NEEDED, NOT JUST AS THE LEASE DICTATES.**

THESE ARE JUST SOME OF THE REASONS THAT COMPANIES THAT START AT WAVERLEY OAKS STAY AT WAVERLEY OAKS

"I walk through the same front door as our tenants, so if they're not happy, I'm not happy."

-Bob Duffy, Principal



www.duffyproperties.com



WAVERLEY OAKS

www.WaverleyOaksPark.com

FOR MORE INFORMATION, PLEASE CONTACT:

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