

# 35 WALNUT STREET WELLESLEY, MA

OFFICE / MEDICAL SPACE



**6,600 SF FULL BUILDING AVAILABLE FOR LEASE**

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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**PROPERTY OVERVIEW**

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| <b>BUILDING SIZE</b>  | 6,600 SF                                        |
| <b>AVAILABLE</b>      | First Floor: 3,300 SF<br>Second Floor: 3,300 SF |
| <b>STORIES</b>        | Two (2)                                         |
| <b>PARKING SPACES</b> | 24 dedicated parking                            |
| <b>RENTAL RATE</b>    | <b>Mid \$30s/SF + Utilities &amp; cleaning</b>  |

**HIGHLIGHTS**

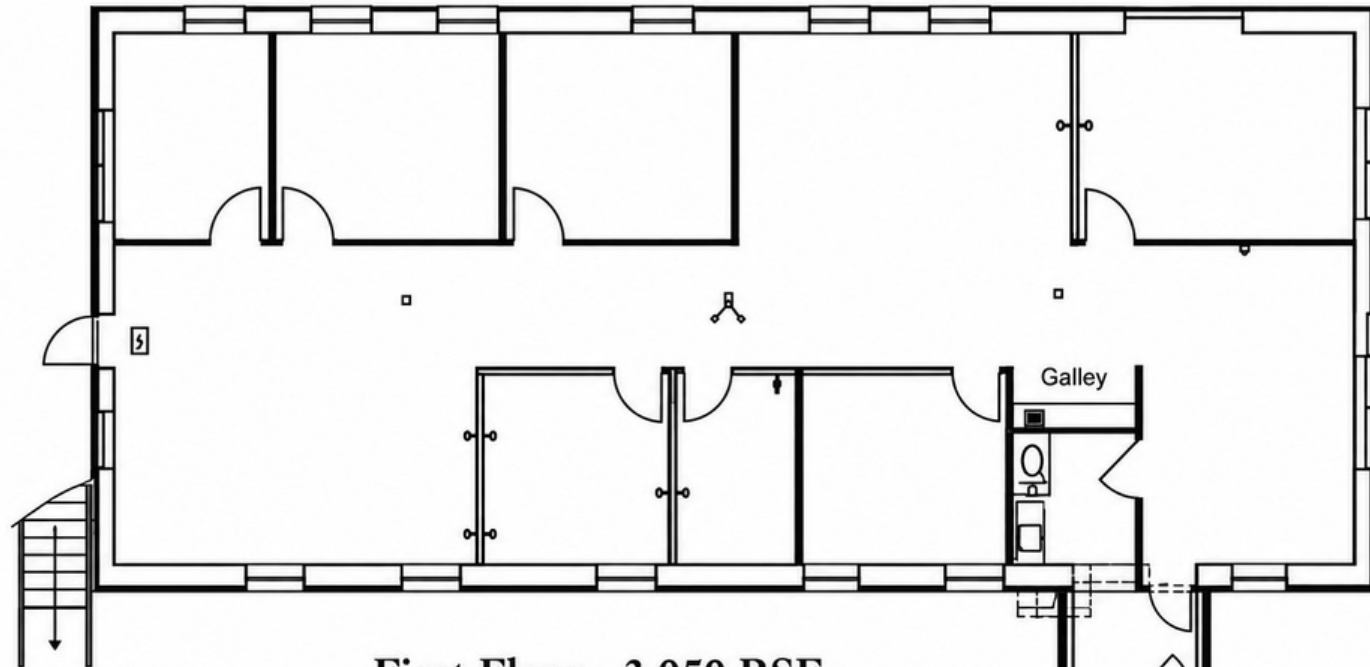
- UNIQUE OFFICE BUILDING WITH GREAT WINDOW LINE
- EASY ACCESS TO I-95 AND WASHINGTON STREET AMENITIES
- EXTERIOR SIGNAGE AVAILABLE
- DIRECT ENTRY ON BOTH FLOORS
- FULL BUILDING AVAILABLE OR CAN LEASE FLOORS SEPARATELY
- AMPLE ON-SITE PARKING



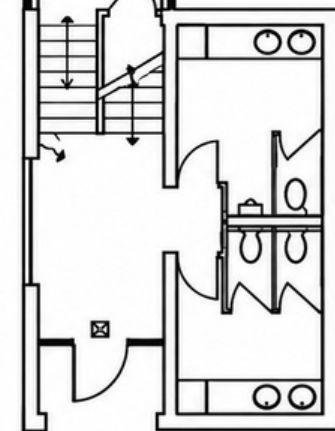
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## FLOOR PLANS

**3,300 SF - 6,600 SF**

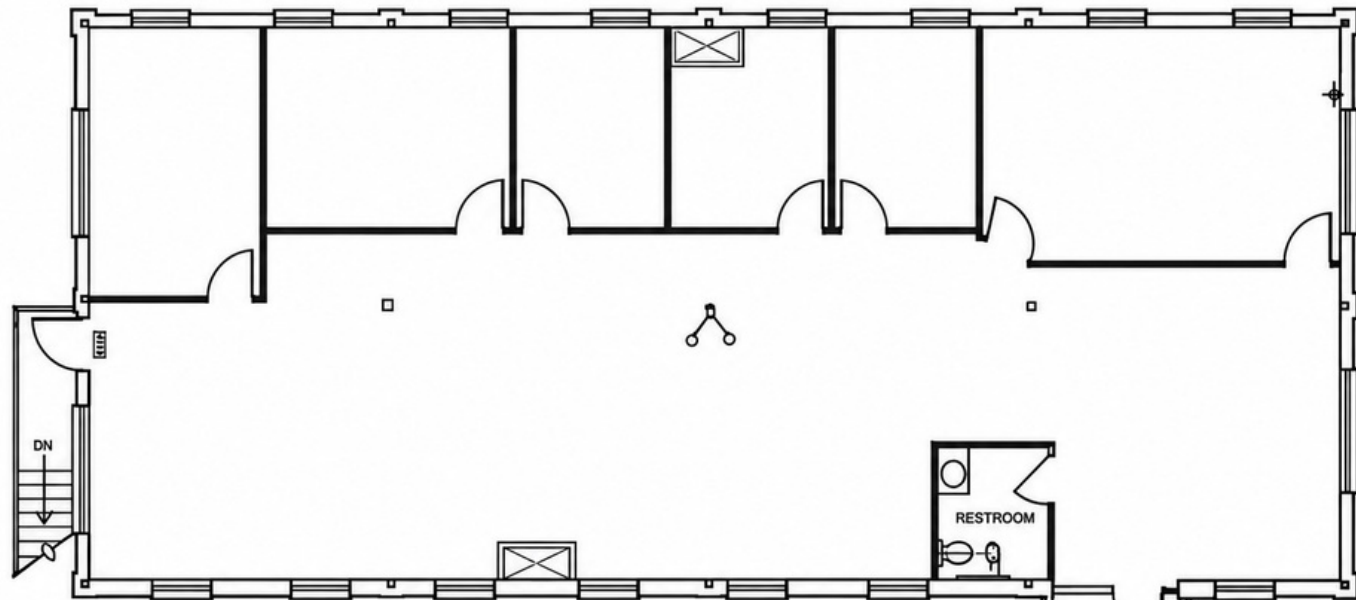


**First Floor - 3,050 RSF**

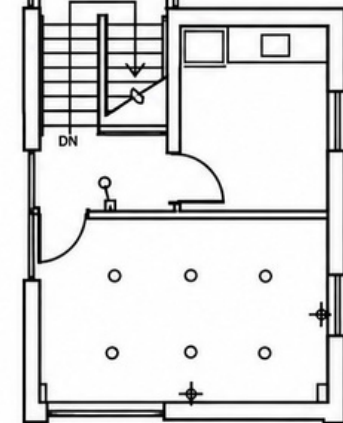


## FLOOR PLANS

**3,300 SF - 6,600 SF**



**Second Floor - 3,550 RSF**



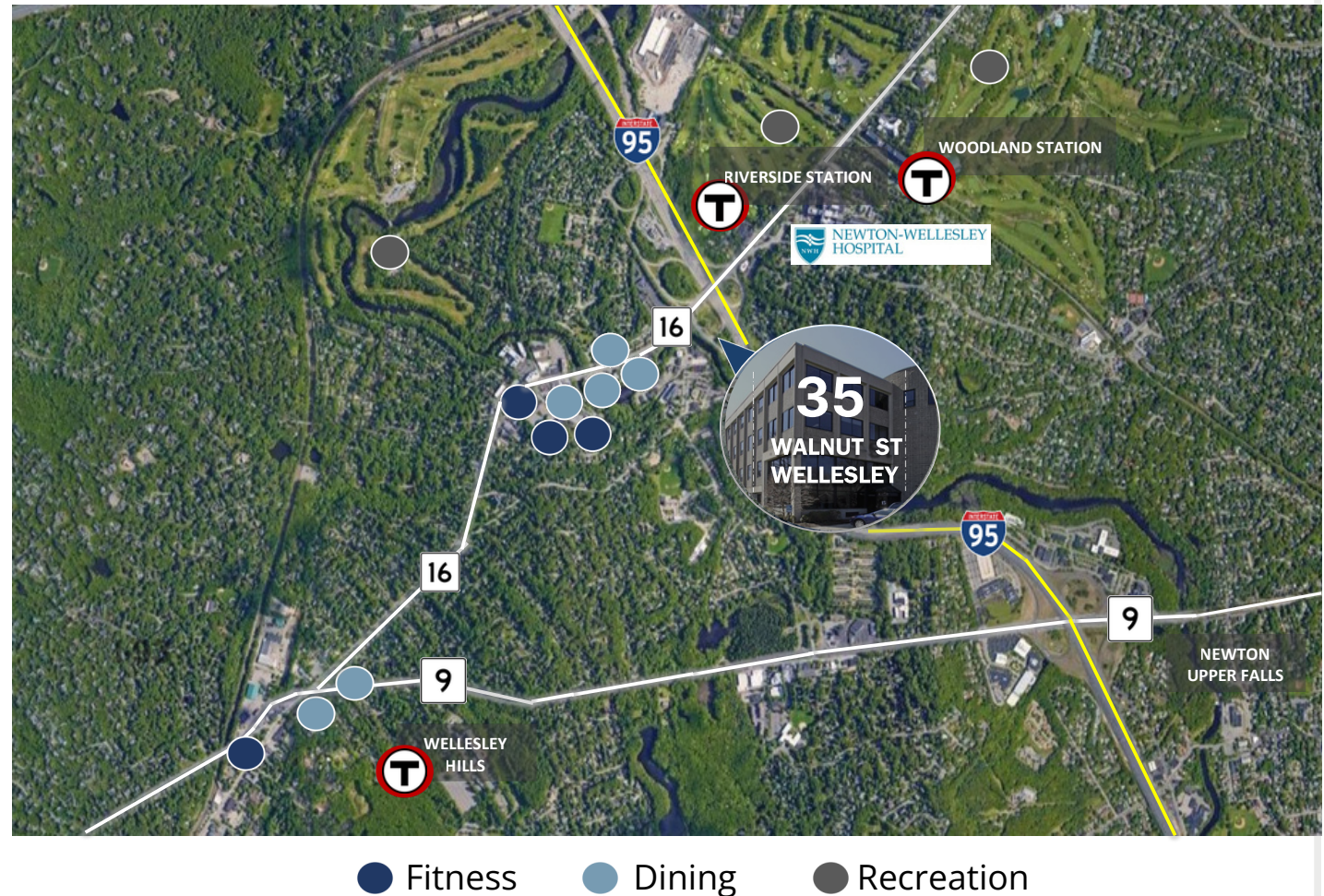
## LOCATION AND ACCESS

Positioned near the I-95/Route 128 and Mass Pike interchange, **35 Walnut Street** offers convenient regional access along with close proximity to the Washington Street retail and dining corridor.

 **I-95 / Route 128 Access**  
Within 0.2 Miles

 **1 Mile to Riverside & Woodland Station**  
MBTA Commuter Rail

 **Minutes to Amenities**  
Retail & Dining on Washington Street



● Fitness    ● Dining    ● Recreation

## CONNECTIVITY

