



For sublease

41 Seyon Street, Waltham, MA
17,680 SF Office Space

Building Description

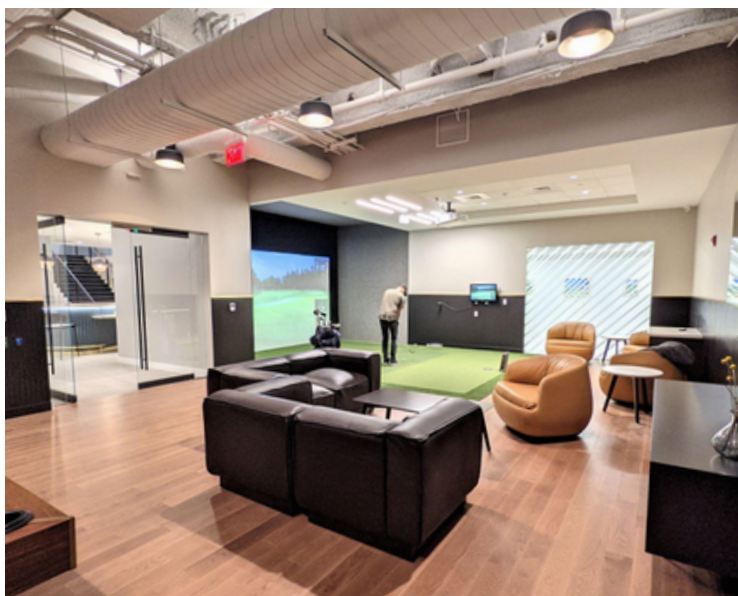
JLL presents an exceptional plug-and-play office opportunity at 41 Seyon Street, strategically located on the Waltham/Watertown border. This prime office space is part of a recently renovated office/R&D park, featuring a state-of-the-art, multi-floor amenity center that offers a comprehensive range of onsite services.

The property's prime location provides easy access to an extensive array of additional amenities within walking distance. This versatile space can accommodate various business needs, with flexible lease terms available for both shorter- and longer-term commitments.

For business requiring additional operating flexibility, we can also provide flex/warehouse space to complement the office area.

Highlights

Availability	Immediately
Premises	17,680 SF
Lease Expiration	Flexible
Parking Ratio	3/1,000 SF
Floor	2nd
Newly renovated multi-level amenity center	Fitness center, locker rooms, cafe, juice bar, bike storage, golf simulator, shared conference facilities
Additional Highlights	<ul style="list-style-type: none"> • Outdoor patio area • Shuttle to Harvard Square red line stop

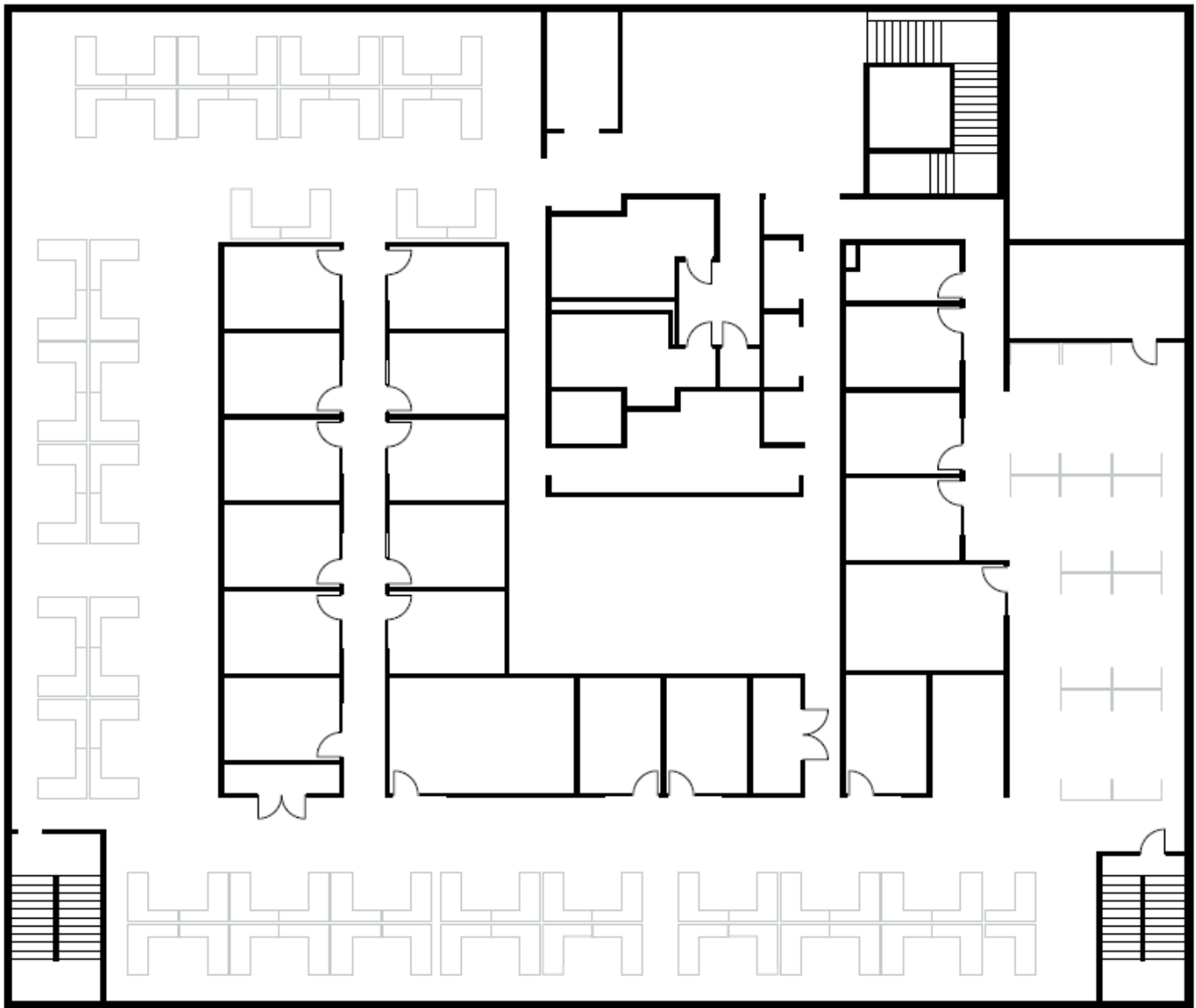




Floorplan

Floor 2: Office

17,680 RSF



Option to lease 14,861 RSF of Warehouse/Flex space in the building is also available

Neil Ross
Managing Director
Neil.Ross@jll.com
+1 617 316 6481

Rob Mahoney
Vice President
Rob.Mahoney@jll.com
+1 617 316 6412