

411 WAVERLEY OAKS RD
WALTHAM, MA



**STEELE
GROUP**



Flex, Office, R&D
High End 18,000 RSF

Highlights



**18' Clear,
Dedicated
Loading**



**Retail Outlets
Fitness
On-site**



**Free
Parking
Available**



**Redline
Shuttle
Service**

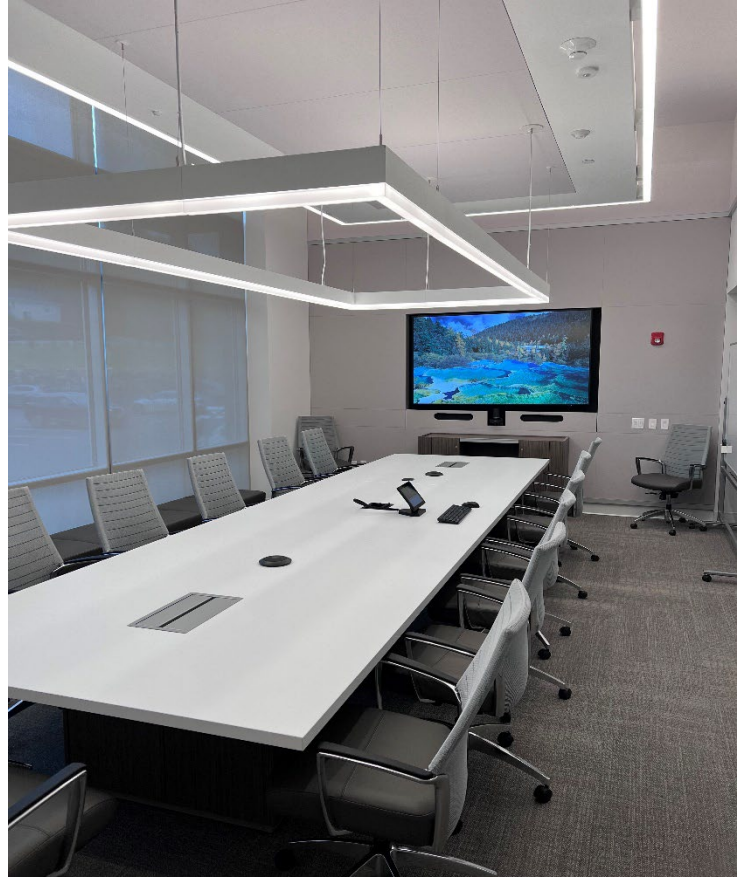


**Sublease
Thru April
2029**



**Available
Immediately**

Office



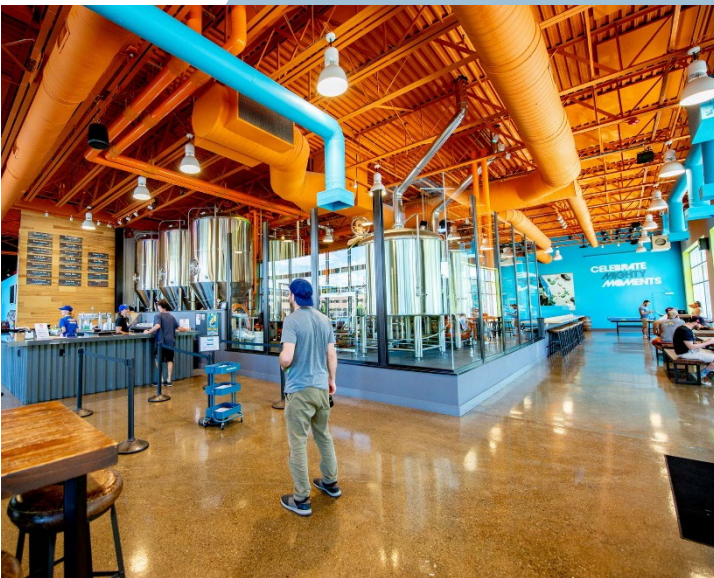
Flex/R&D



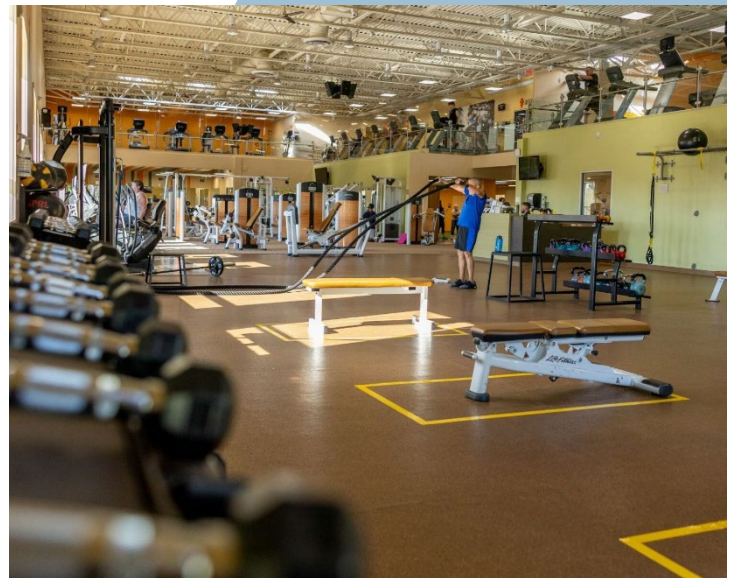
Building Highlights

The Steele Group is pleased to bring a beautiful, recently built R&D sublease opportunity to the market in the Waverley Oaks Park in Waltham. Waltham has become a lively hub of Robotics, Life Science, and traditional office users with Waverley Oaks Park being a fusion of industries including numerous retail establishments within walking distance for food, fitness, and services. This unique R&D/flex opportunity offers companies a flexible solution to immediately occupy and establish themselves within a growing business cluster in an innovative market along Route 128.

Might Squirrel Brewing Co.



Waverley Oaks Athletic Club



Shuttle Service to Alewife



City Streets Restaurant



Details

- PREMISES:** 18,000 RSF
- AVAILABLE:** Immediately
- SUBLEASE TERM:** April 2029
- CONDITION:** Excellent
- PARKING:** Free onsite

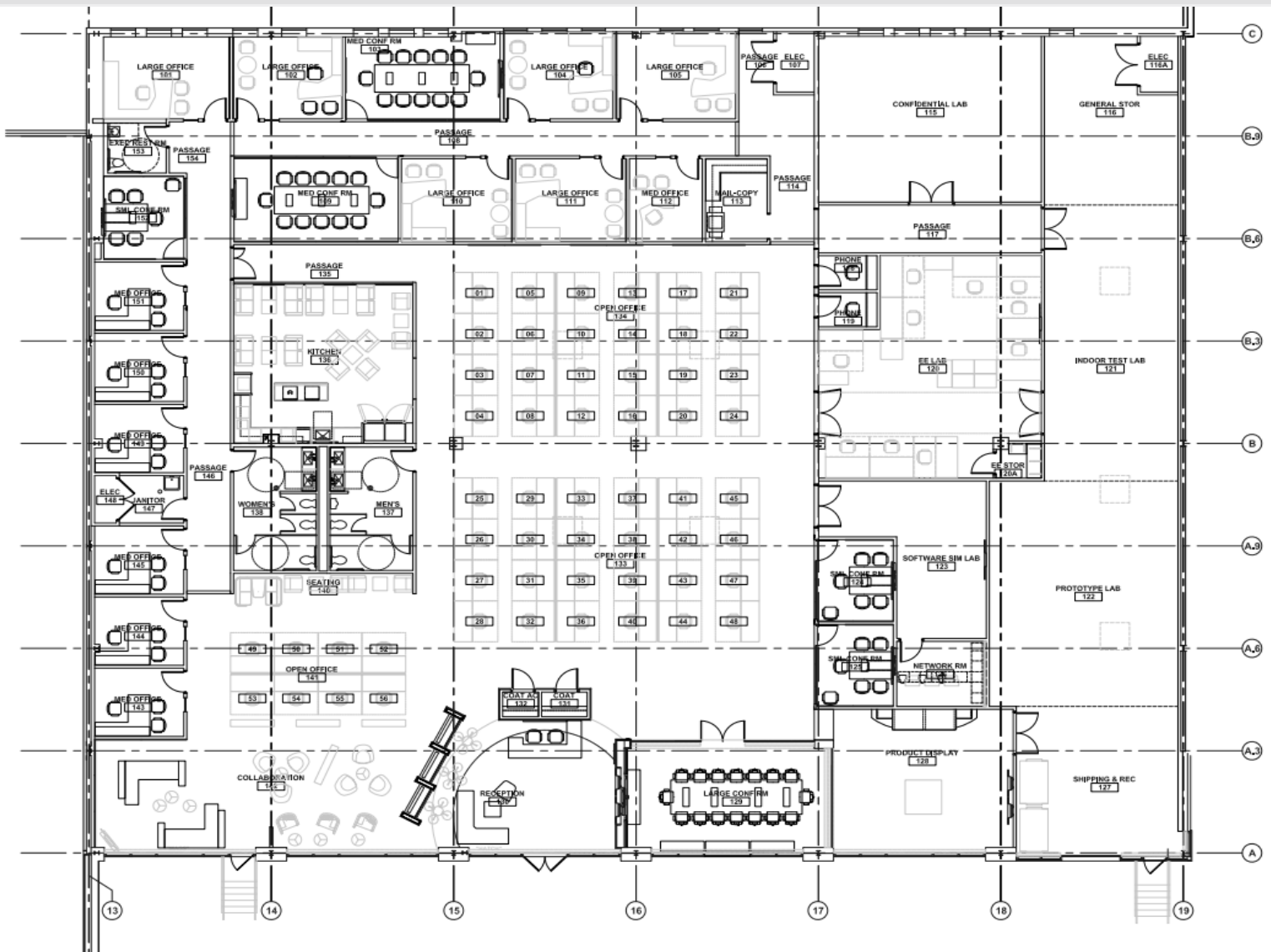
Space Details

OFFICE PROGRAM

- 56 Workstations
- 5 Conference Rooms
- 14 Offices/Huddle Rooms
- Shipping/Receiving
- Kitchen w/ Café Seating

Flex / R&D PROGRAM

- 18' Clear Height
- 19.5' to Deck
- 3 R&D Labs
- 3 Phase 480v
- Dedicated Loading



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