

Winter Street Exit



180 BEAR HILL RD

WALTHAM, MA

FOR SALE OR LEASE | 18,000 SF FLEX/MEDICAL BUILDING

- Prime Location: 0.5 Miles to Route 95
- Infrastructure designed to support advanced radiation oncology services
- Heavy electrical power

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This versatile building is ideal for medical, veterinary or specialty business uses and is located just off I-95/Route 128. Located in the thriving Waltham business district, the property is surrounded by top-tier businesses, restaurants, hotels and amenities.

The building was customized for a veterinary specialty use with infrastructure designed to support advanced radiation oncology services (LINAC). The specialized shielding already in place could facilitate specialty oncology services. Facilities with this level of radiation infrastructure are rare in the Northeast, making this an outstanding opportunity for specialty practices, referral hospitals, and veterinary operators

PROPERTY HIGHLIGHTS

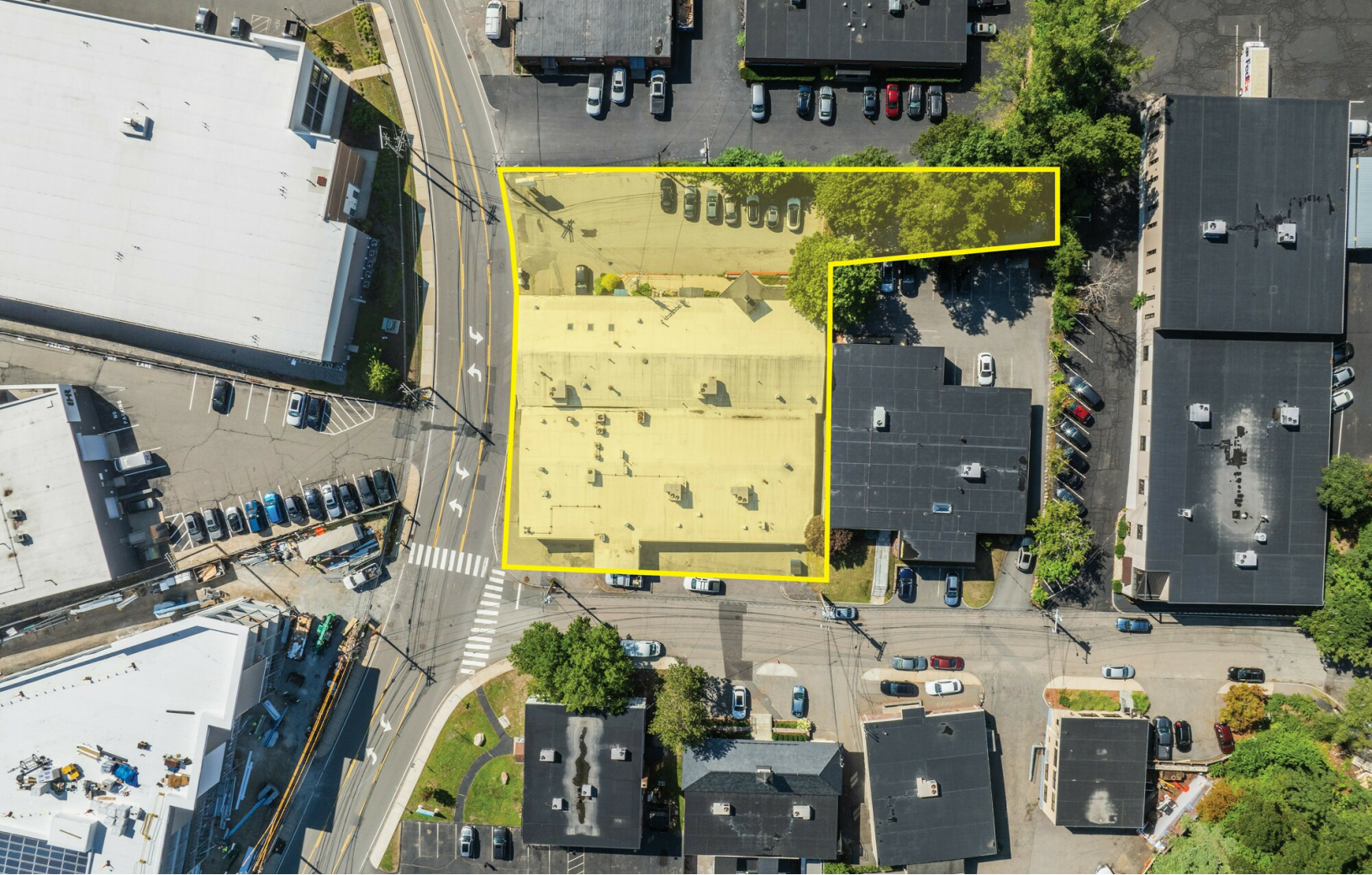
- Prime location: 0.5 mile to I-95
- Infrastructure designed to support advanced radiation oncology services (LINAC)
- Public Transportation: 2 Miles to MBTA and commuter rail stations
- Airports: Approximately 20 miles from Logan International Airport.

PROPERTY SPECIFICATIONS

Building Size:	18,000 SF
Lot Size:	0.71 AC
Building Age:	1960
Construction:	Brick & Steel Frame
Zoning:	C, Waltham - Commercial
Parking:	27 Parking Spaces
Roof:	Rubber (2015 with 20 year warranty)
Sewer:	City
Loading:	One (1) loading dock
Availability:	Immediately
Lease Rate:	\$25.00 NNN/SF
Sale Price:	\$4,500,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	32,878	81,759	470,955
Total Population	82,534	211,971	1,172,266
Average HH Income	\$172,227	\$224,677	\$188,356



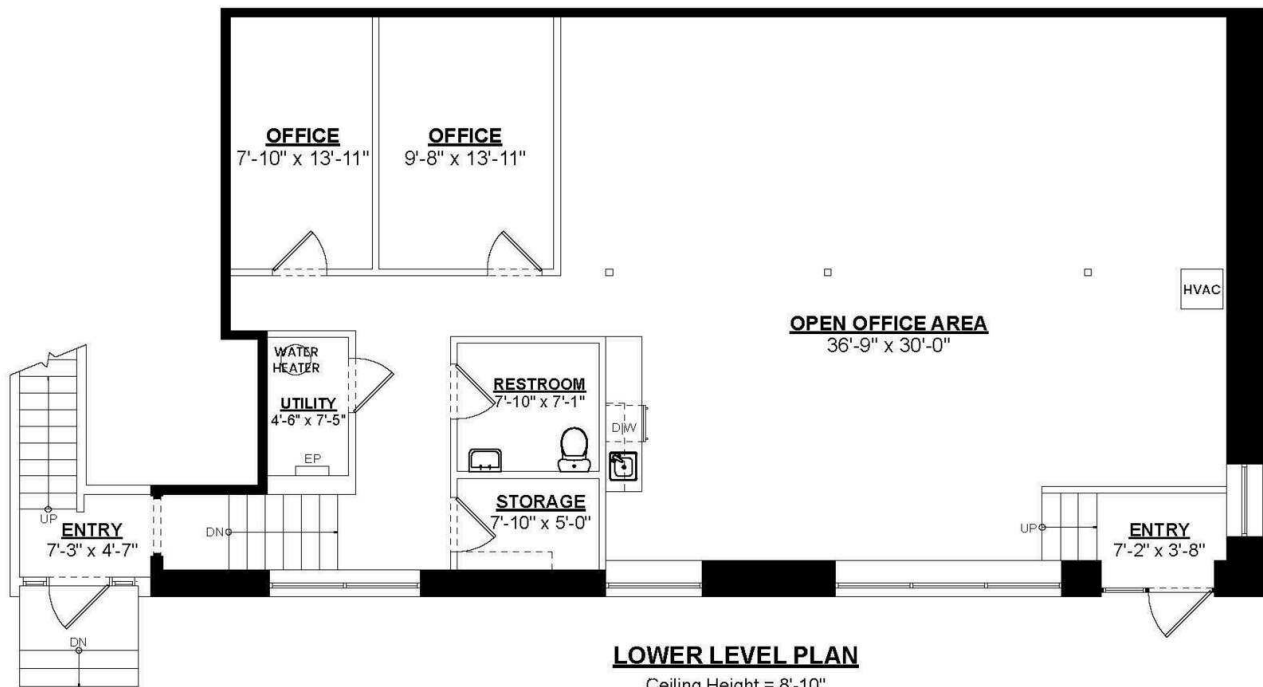




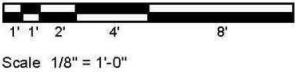




FLOOR PLAN

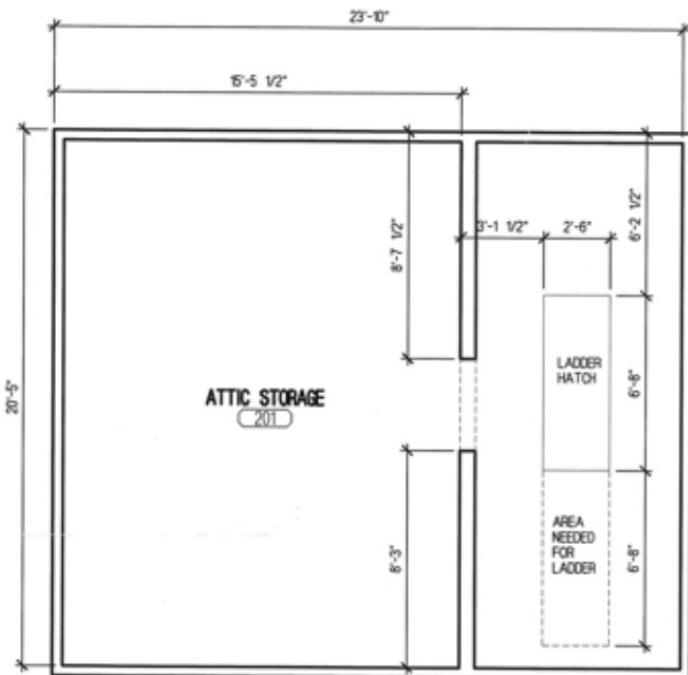
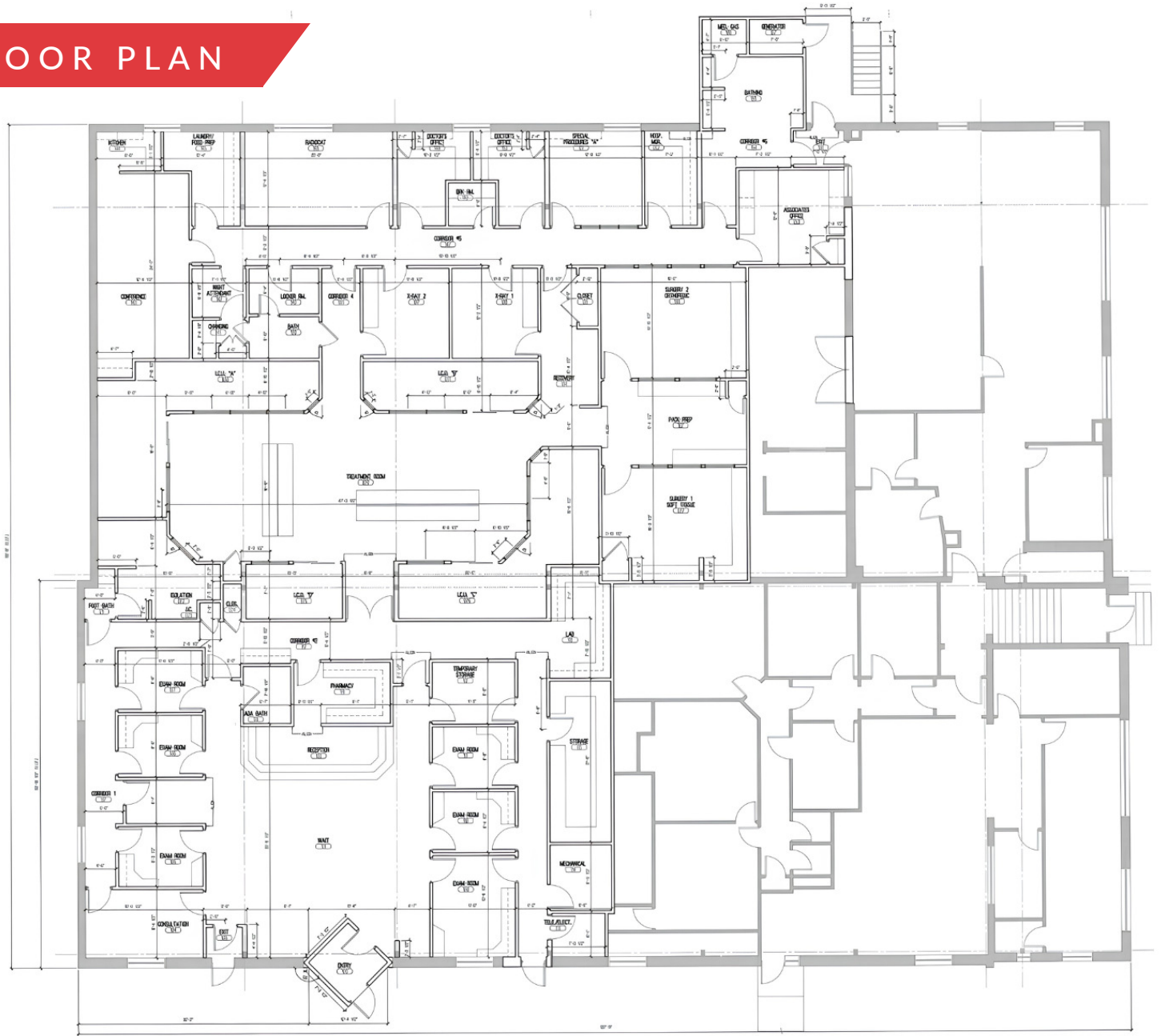


LOWER LEVEL PLAN
Ceiling Height = 8'-10"
Total Gross Area = 1,855 SF

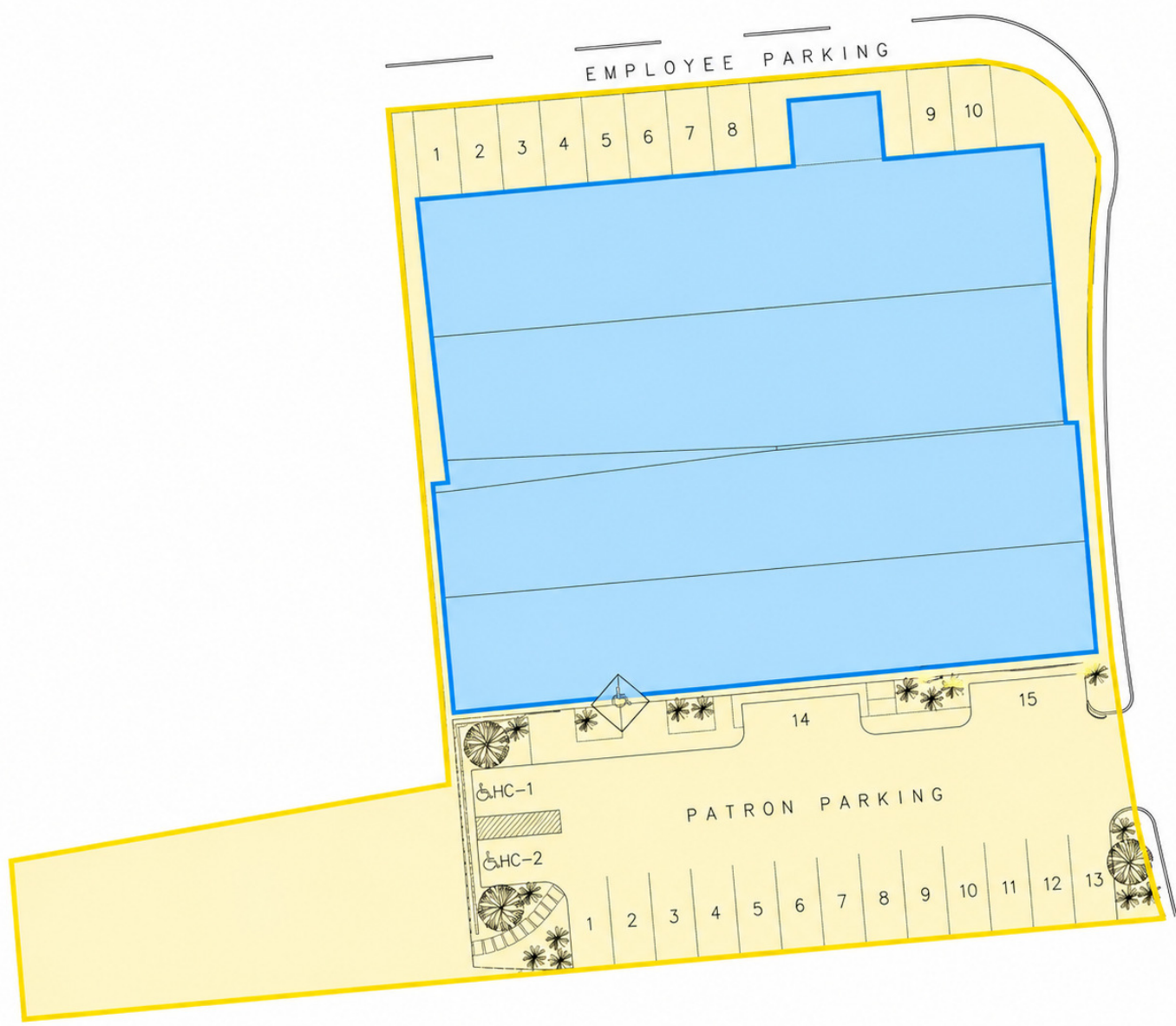


EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: AUGUST 2026	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		180 BEAR HILL ROAD WALTHAM, MA	

FLOOR PLAN



SITE PLAN



Concord



HANSCOM AFB



HIGHWAY
PROXIMTY



0.5 MILES



0.8 MILES



3.4 MILES

BOSTON
15 MILES | 24 MINS

ExtraSpaceStorage.

QINETIQ  General Biological

BostonDynamics 

 SNAPDRAGON
CHEMISTRY



180 BEAR HILL RD.
WALTHAM, MA

LAKEVIEW
PIETY CORNER
HISTORIC
DISTRICT

NORTH
WALTHAM

HASTINGS



Waltham



Watertown

Weston



NONANTUM



WEST NEWTON



AUBURNDALE



Newton

NEWTON CENTRE

NEWTON
LOWER FALLS



NEWTON
HIGHLANDS

Wellesley



BABSON PARK

OVERBROOK



Atrius Health
Part of Optum



GENALCO inc.



CARIS
LIFE SCIENCES



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

180 BEAR HILL RD

WALTHAM, MA

FOR SALE OR LEASE | 18,000 SF FLEX/MEDICAL BUILDING

ELLEN GARTHOFF

978.760.1263

ellen@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL