

AVISON
YOUNG

235 BEAR HILL ROAD

WALTHAM,
MASSACHUSETTS



FOR SALE

**RECENTLY RENOVATED
19,505 SF OFFICE BUILDING
WITH CONVENIENT ACCESS TO I-95**

Offering Summary

As exclusive sales agent, Avison Young is pleased to offer for sale 235 Bear Hill Road in Waltham, MA. The four-story, 19,505 square foot office building, is located along desirable Bear Hill Road and offers direct visibility and convenient access from Interstate 95 (I-95). 235 Bear Hill Road was originally constructed in 1963 and was extensively renovated and modernized in 2021-2022 by the current owner following their acquisition of the property. Notable improvements have included a new elevator, rubber membrane roof, full sprinkler system, a chill beam heating & cooling system, and substantial interior fit-out renovations. The building offers tenants prominent signage opportunities, flexible floor plans and tremendous window lines that provide substantial natural light, with each floor having direct access to one of the property's three parking lots.

Only ten miles west of Boston, 235 Bear Hill Road is positioned in one of the most conveniently accessible suburban office locations in Greater Boston. The property is in close proximity to Route 117, Route 20, and I-95, just three miles north of its connection with the Mass Pike (I-90) and three miles south of its connection with Route 2. Additionally, the property is just over a one mile walk from the Kendall Green stop on the MBTA commuter rail line, which provides direct access to North Station in Boston, and upscale suburban towns to the west. Nearby 1265 Main supplies an attractive immediate amenity base with a Starbucks, Not Your Average Joes, Jake N Joes, The Federal, and Market Basket grocery store.

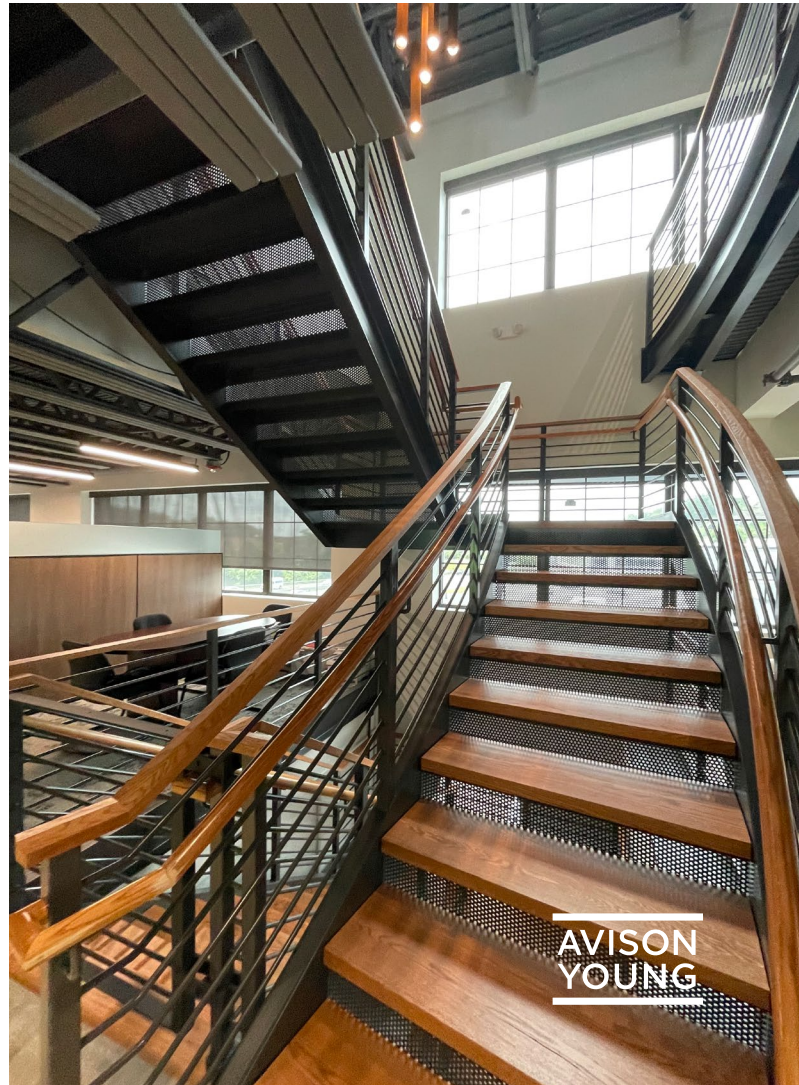
With the existing owner occupying a full floor, and two floors leased to external tenants, 235 Bear Hill is an attractive investment opportunity for both investors and owner-users. 235 Bear Hill Road is being offered at an asking price of \$6,500,000 and free and clear of debt. For more information, or to schedule a property tour, please contact a member of the Avison Young sales team.

Direct visibility from I-95



Property Description

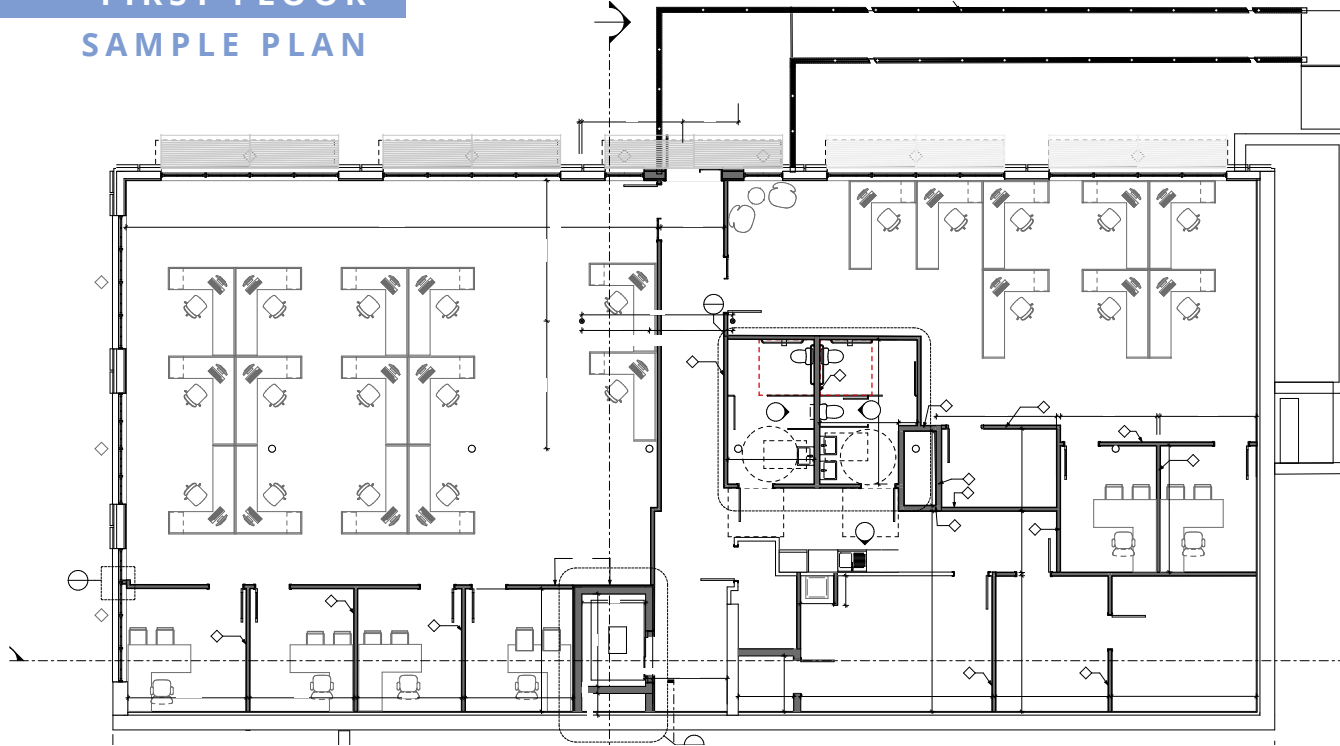
Address	235 Bear Hill Road, Waltham, MA
Land Area	1.04 acres (45,427 SF)
Rentable Square Feet	19,505 SF
Number of Floors	4
Year Built	1963
Year Renovated	2021-2022 (Full Building Renovation at a cost of \$4.75M)
Zoning	General Commercial
Elevators	One - servicing all floors
Roof	Rubber Membrane installed 2021
Parking	85 surface parking spaces (4.2 / 1,000 SF)
Framing	Steel Frame
Windows	Fixed, double glazed, tinted windows in anodized aluminum frames
Utilities	Natural Gas: N-Star; Electricity: N-Star; Water/Sewer: City of Waltham;
HVAC	Gas-fired, roof mounted units located on the 1st floor, chiller unit, which both feed the chill beam units
Building Access	Separate, direct entrances to each floor from 3 parking levels.



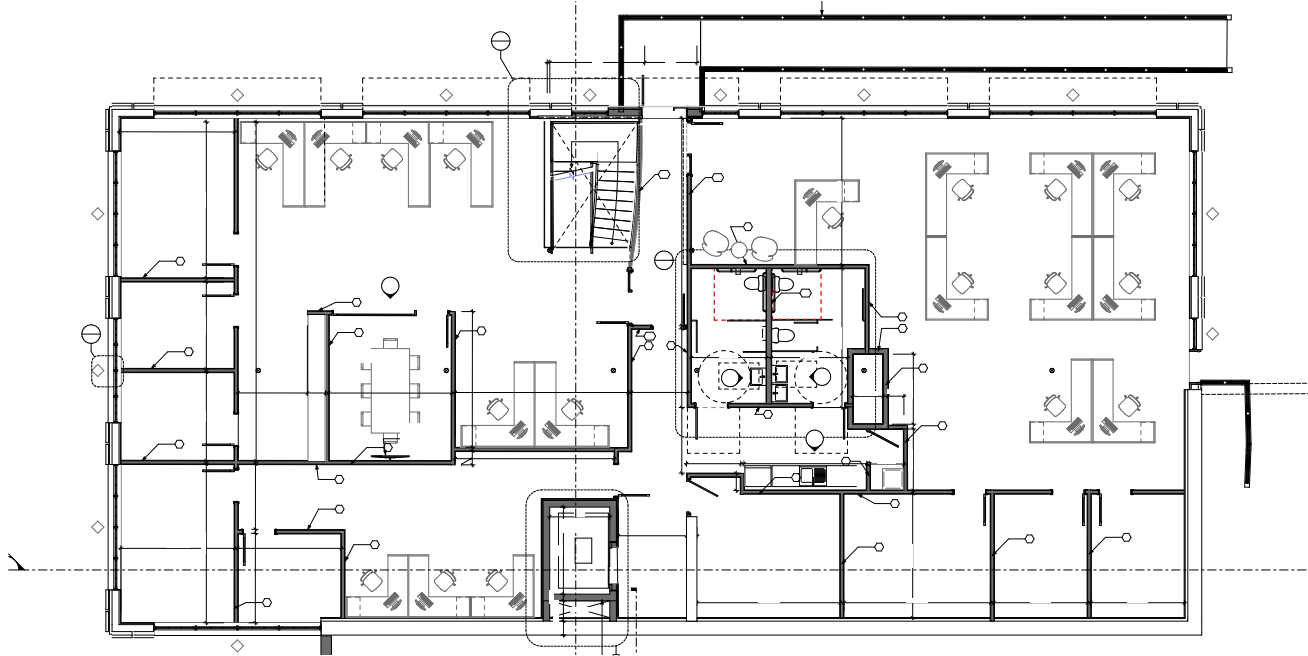
Floor Plans

FIRST FLOOR

SAMPLE PLAN



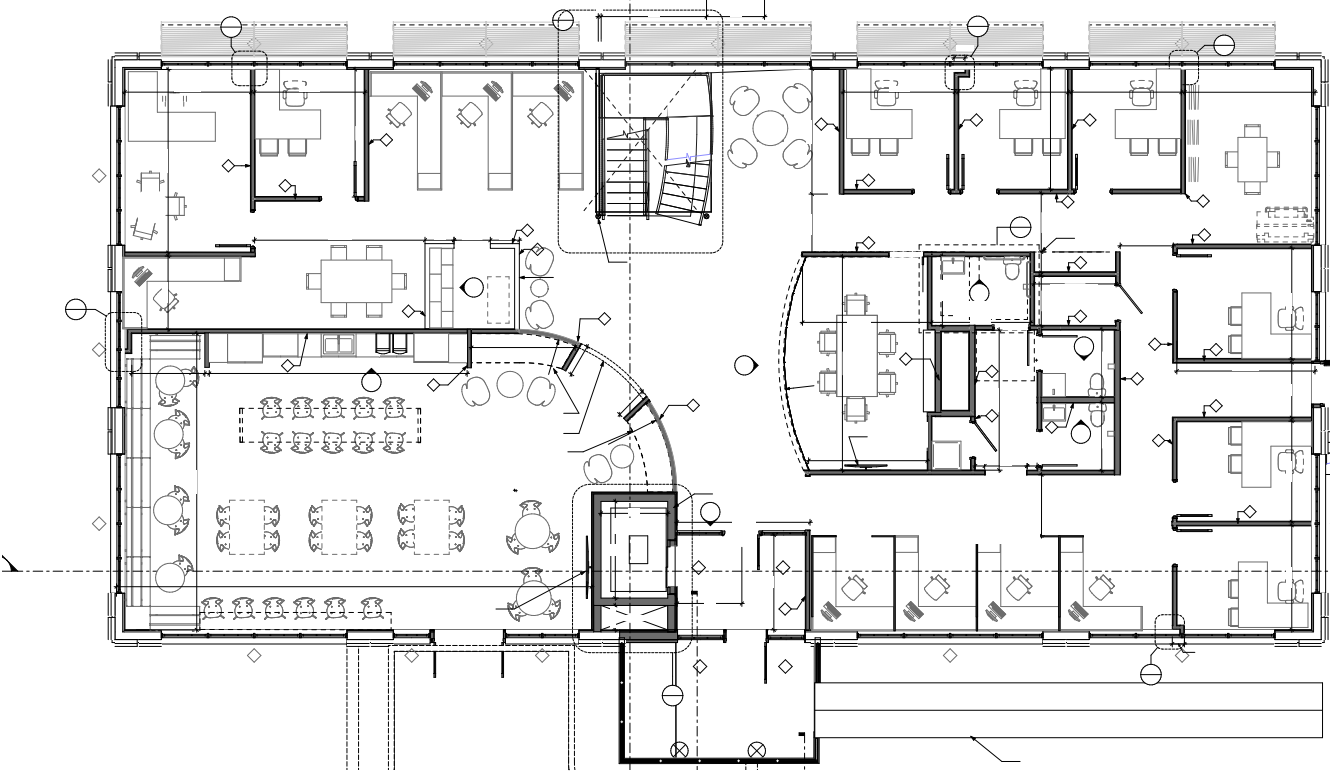
SECOND FLOOR



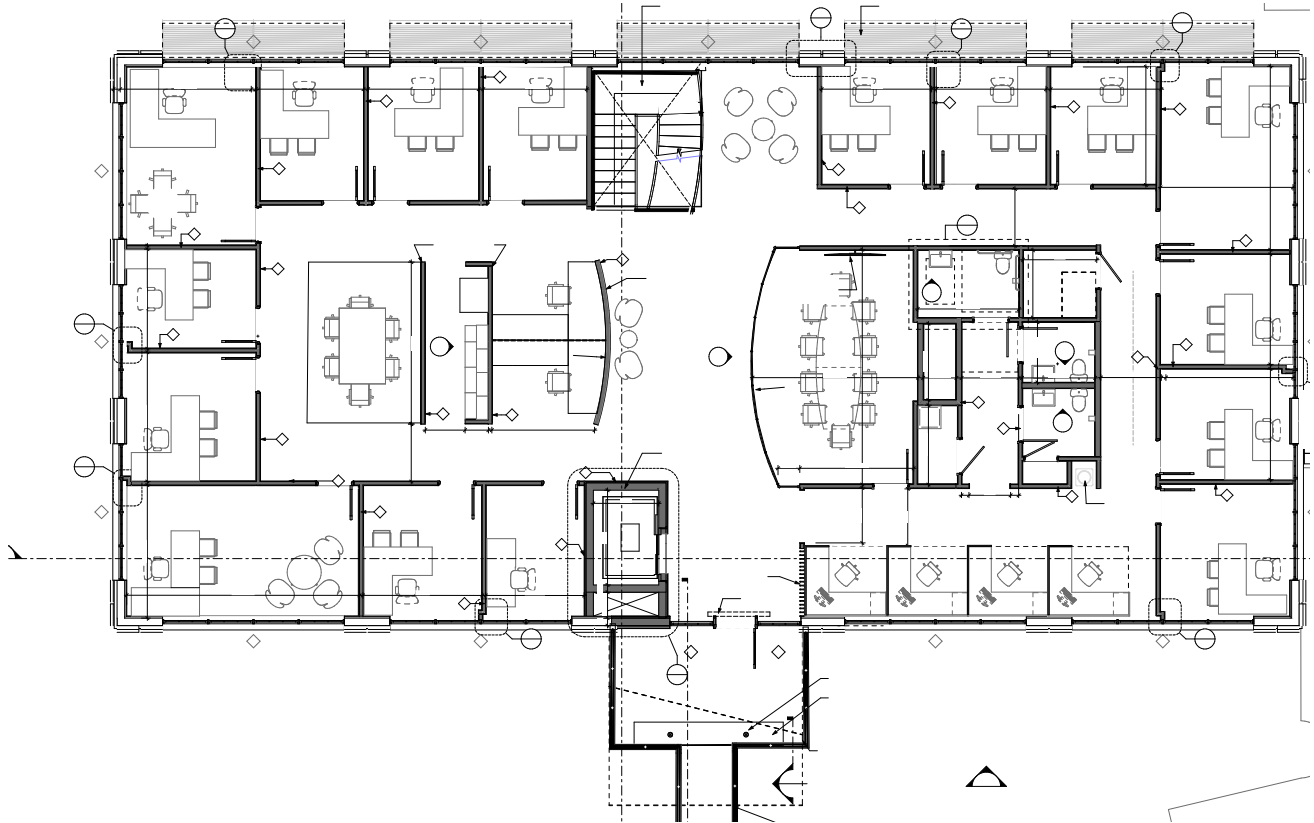


Floor Plans

THIRD FLOOR

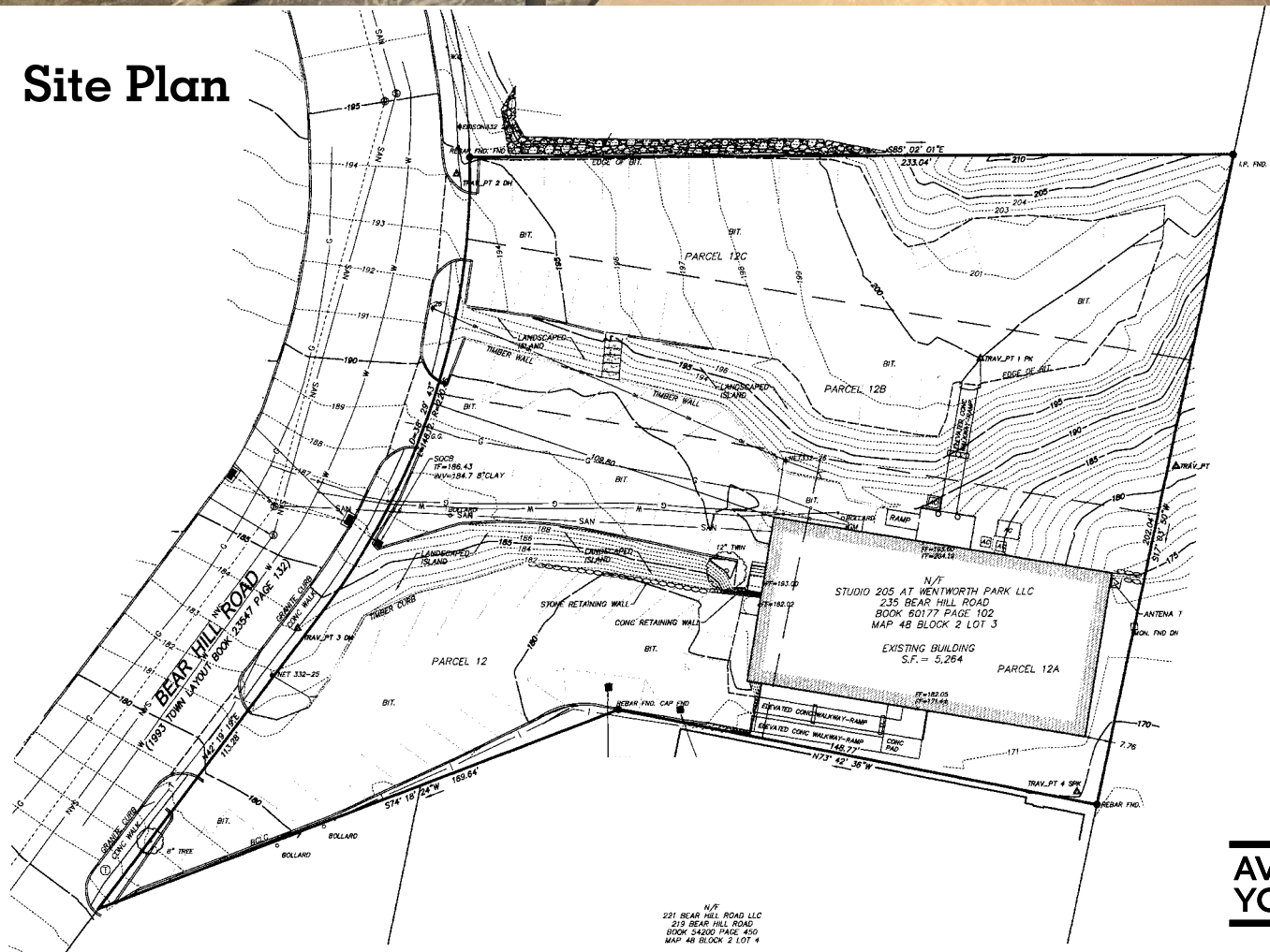


FOURTH FLOOR





Site Plan





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