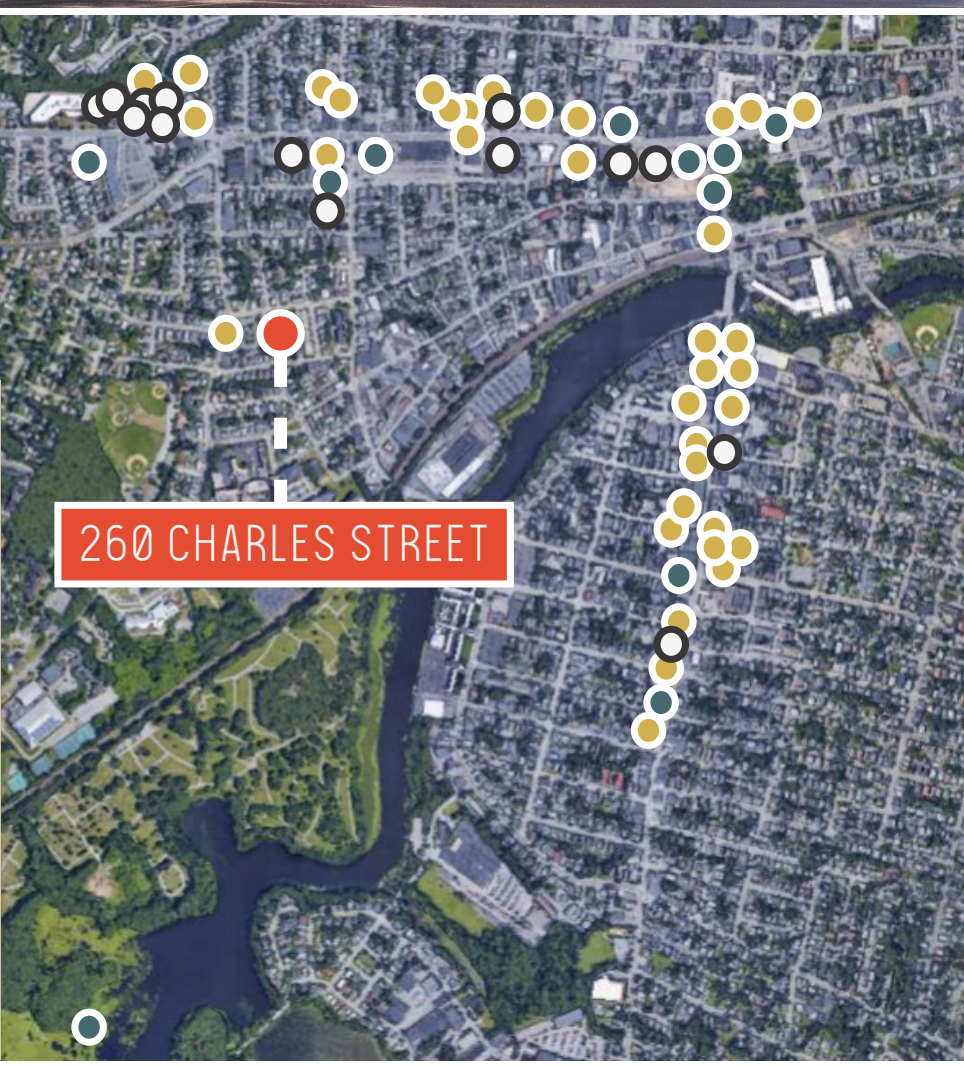




KEY

- THE SITE
- DINING/NIGHTLIFE
- BANKS
- CONVENIENCE



260 CHARLES STREET

WALTHAM, MA

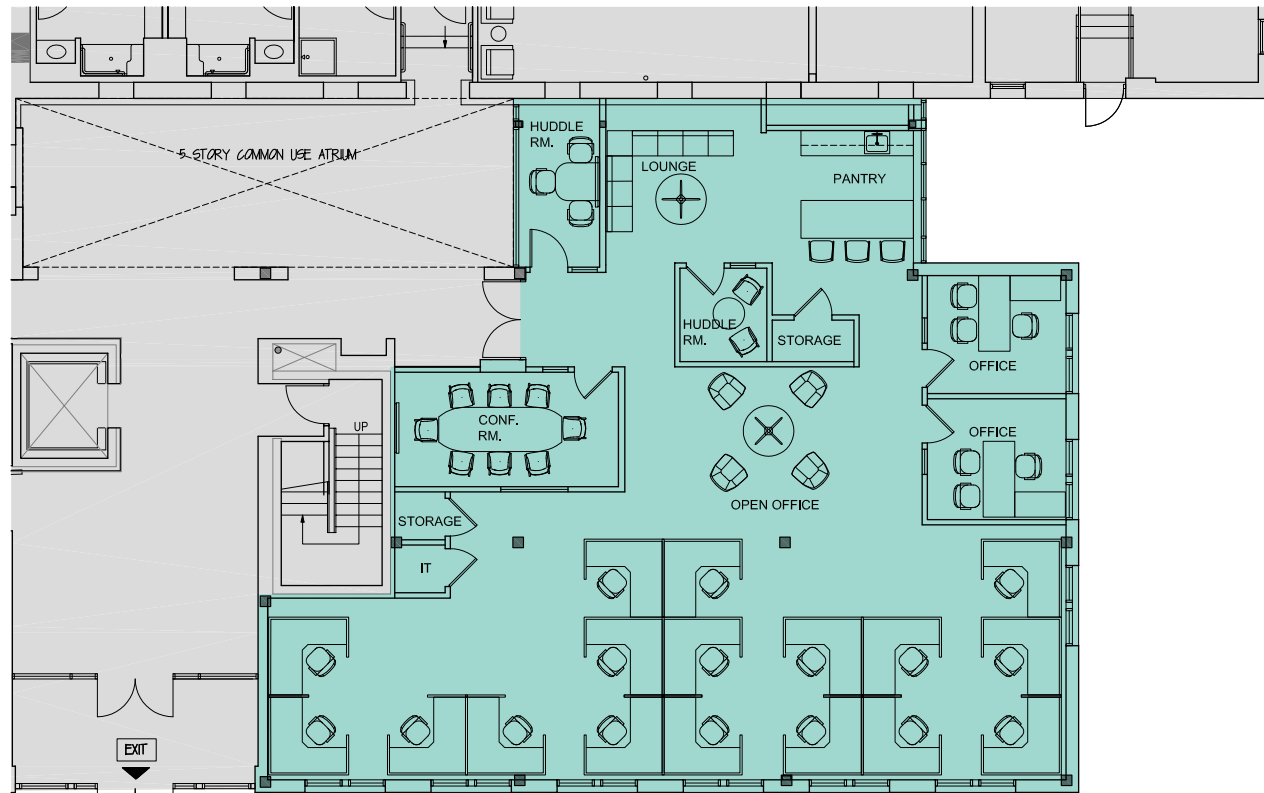
- 2 MILES TO MASS PIKE (5MIN)
- 1.84 MILES TO ROUTE 128/I-95 (3MIN)
- LESS THAN 1/4TH A MILE TO US ROUTE 20
- 15 MILES TO LOGAN INTERNATIONAL AIRPORT
- WITHIN WALKING DISTANCE OF MBTA COMMUTER RAIL & SEVERAL BUS ROUTES



INNOVATIVE SPACE FOR LEASE

FIRST FLOOR

AREA 3,150 SF
AVAILABLE Immediate
RENT Negotiable



- ▶ 51,240 SF, FOURSTORY BUILDING
- ▶ FULLY RENOVATED BRICK AND BEAM/STEEL JOIST BUILDING
- ▶ BUILT IN 1886, RENOVATED IN 2013
- ▶ NEWLY RENOVATED LOBBY AND COMMON ATRIUM SPACE
- ▶ NONTRADITIONAL OFFICE FINISHES FEATURING EXPOSED CEILINGS
- ▶ ABUNDANT NATURAL LIGHT
- ▶ COMMON FITNESS CENTER AND SHOWER FACILITIES
- ▶ 3.8 PER 1,000 SF PARKING RATIO
- ▶ CLOSE PROXIMITY TO "RESTAURANT ROW", BANK BRANCHES,
• GAS STATIONS, HAIR SALONS, PHARMACIES, AND THE POST OFFICE