

300

THIRD AVE  
WALTHAM, MA



CLASS A LAB & OFFICE

ONLY ONE FLOOR REMAINING

36,911 RSF

Lincoln



MetLife

[300ThirdAve.com](http://300ThirdAve.com)

EXIT 27A



CLASS A LAB & OFFICE



**THIRD AVE**  
WALTHAM, MA

FOR LEASE





## HIGH IDENTITY BUILDING

### QUICK FACTS

36,911 RSF  
Available Now

LEED Gold Certified

#### Amenities

Roof Deck • Cafe • Gym  
Access to Transportation

143,533 RSF  
New Construction

WiredScore Gold  
Certification

## REGIONAL LIFE SCIENCE HUB



# BUILDING SPECIFICATIONS

## Site Area

1.695 Acres

## Floor to Floor Height

14'5"

## Column Spacing

44'x33'

## Typical Floor Plate

±35,883 RSF (Floors 3-6)

## Parking Ratio

3.0/1,000 (441 spaces)

## HVAC\*

- Two (2) 68,500 CFM 100% outdoor air custom AHU's (Air Handling Units)
- Two (2) 68,500 high plume EAHU's (Exhaust Air Handling Units. Three (3) fans each with energy recovery
- Tenant chilled water, hot water, and stand-by condenser water taps on each floor
- 1200 ton chilled water system

## Electrical

- Two (2) 4000-ampere 480/277-volt switchboards
- 15 watts/SF Lab - 9 watts/SF Office

## Fire & Safety

Fully sprinklered with fire alarm system and fire pump

## Generators\*

- Base building 650kW diesel generator
- Space for optional gas-fired tenant-supplied generators

## Loading

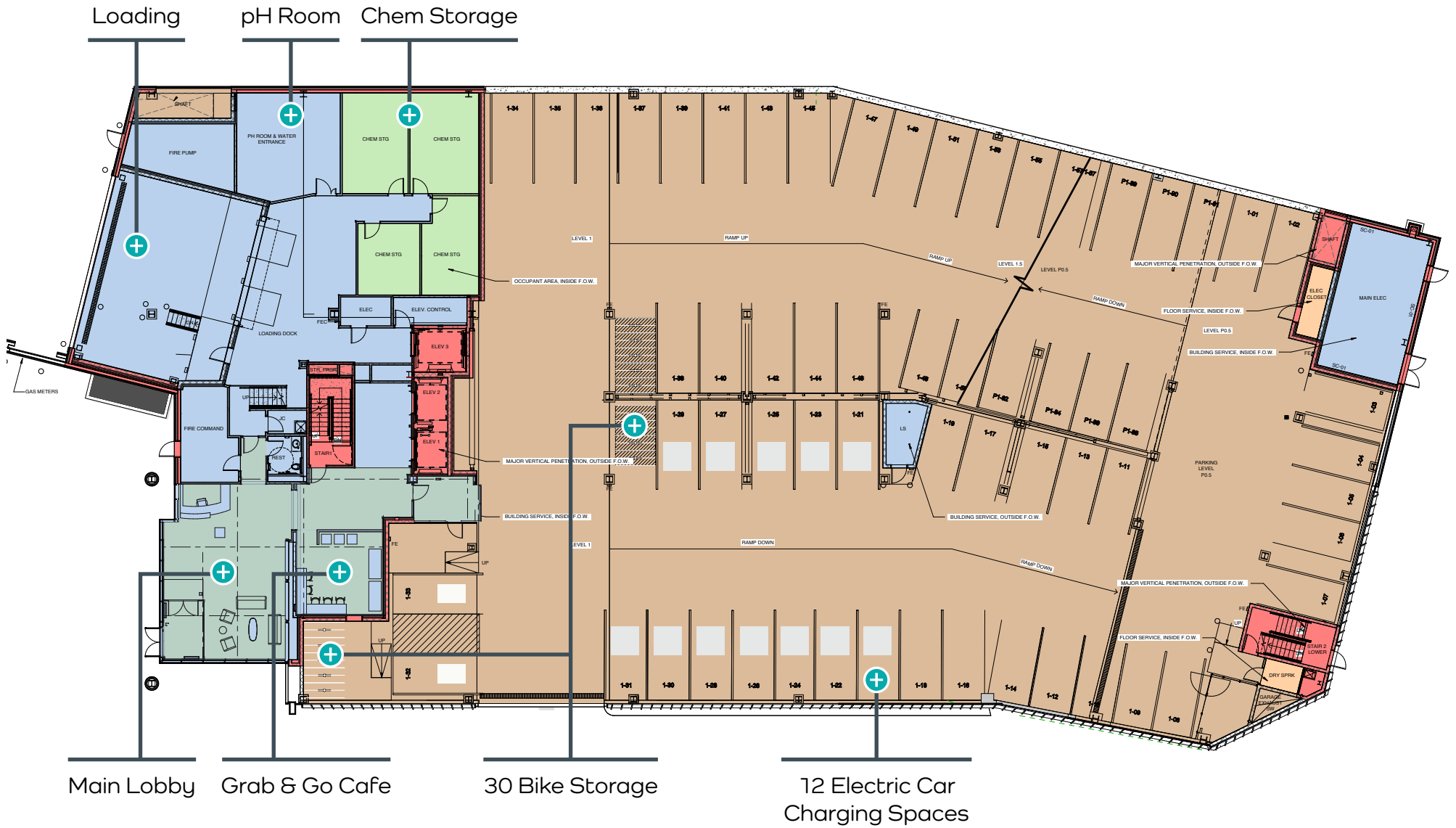
Two (2) loading docks with mechanical dock leveler and additional trash bay

## Water

- Centralized pH neutralization system
- Centralized tepid (emergency) water system

\*dependent on tenant

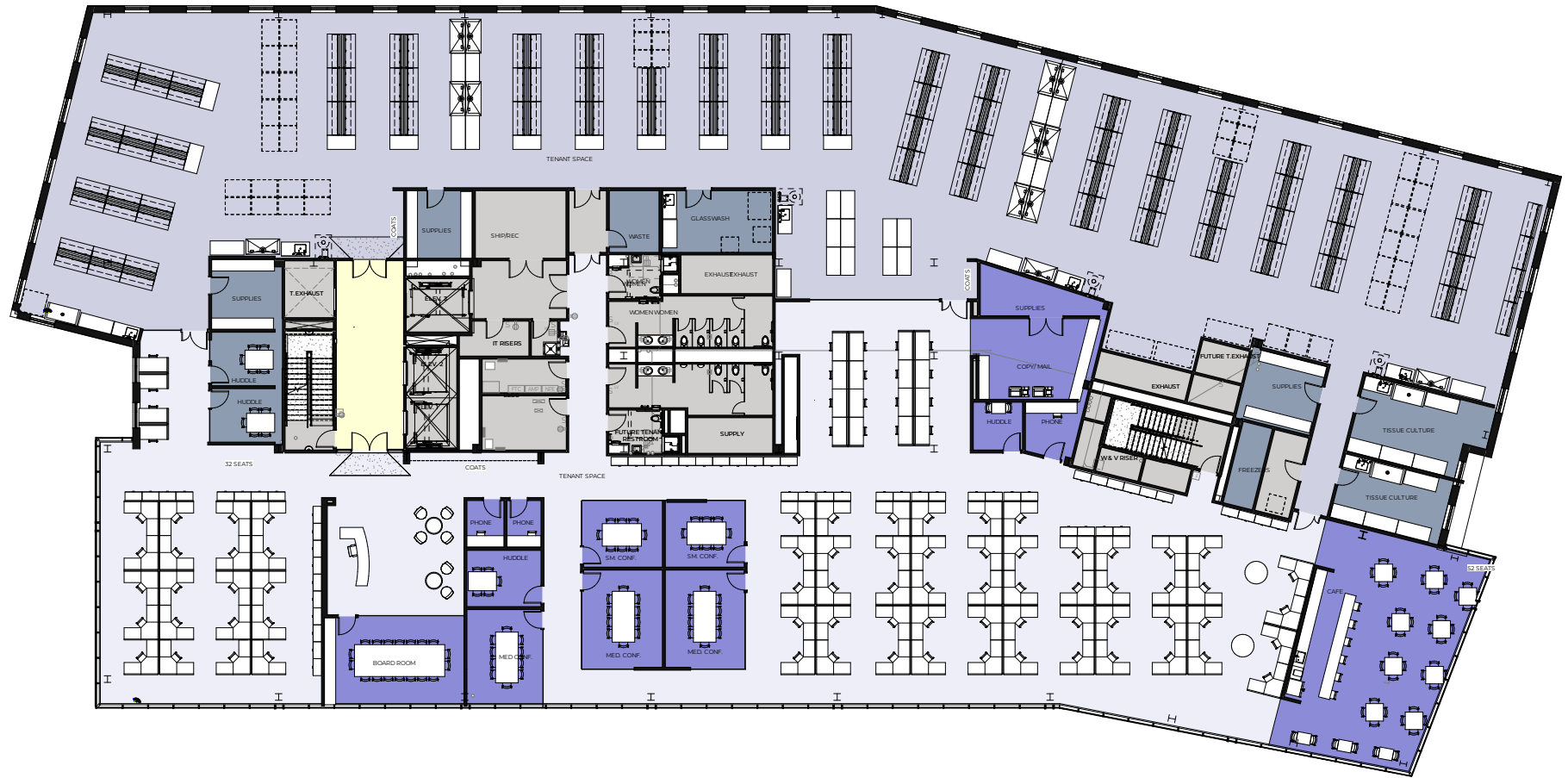
# FIRST FLOOR



- Major Vertical Penetrations
- Building Service
- Floor Service
- Occupant Area
- Parking

# FIT PLAN · SINGLE TENANT

Third Floor: 36,911 RSF

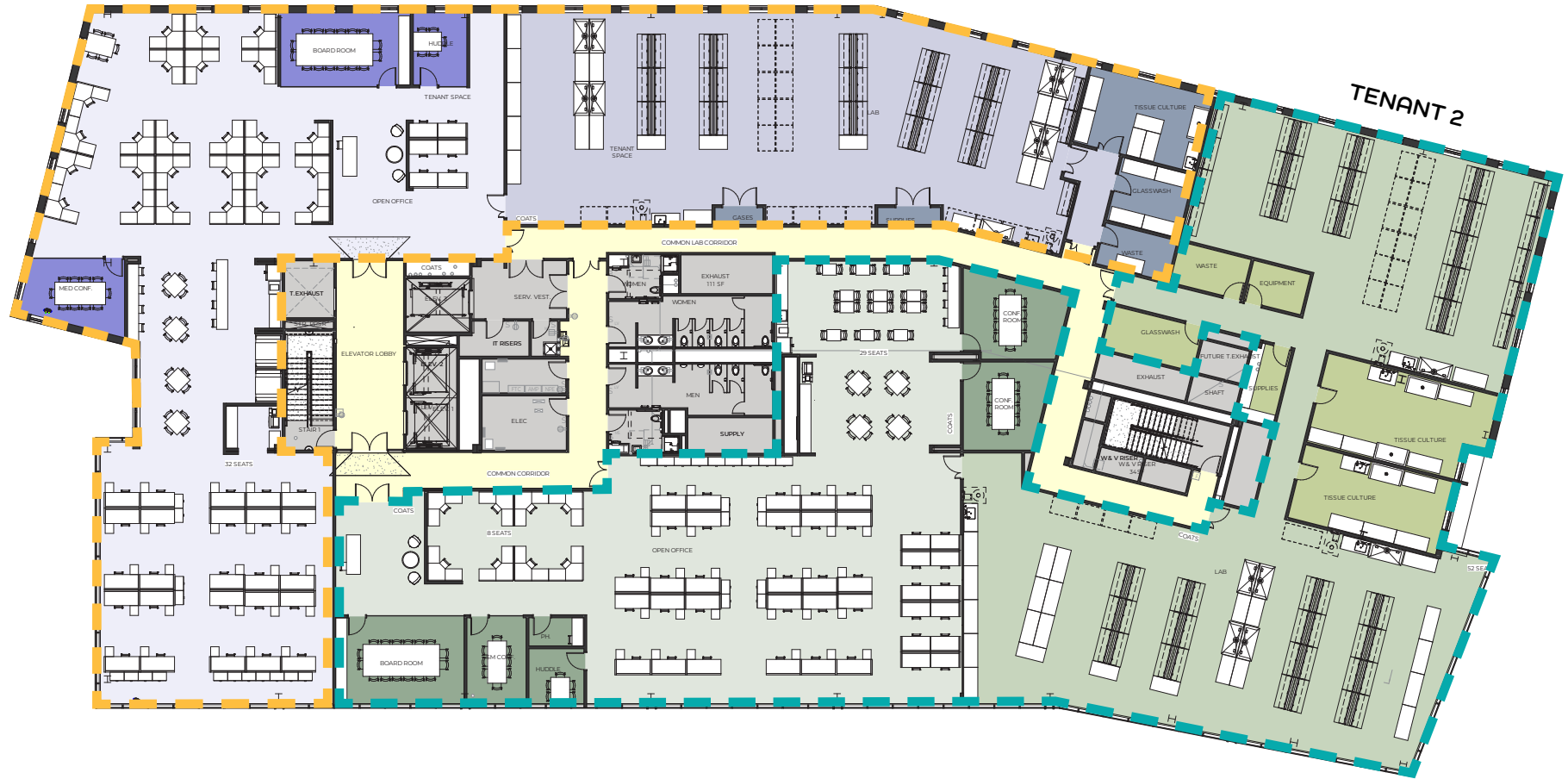


- Lab
- Lab Support
- Lobby
- Office Support
- Open Office
- Support

# FIT PLAN · MULTI-TENANT

TENANT 1

TENANT 2



TENANT 1

- Lab
- Lab Support
- Open Office
- Office Support

TENANT 2

- Lab
- Lab Support
- Open Office
- Office Support

COMMON

- Lobby
- Support

# FLOOR PLANS



LEED GOLD Certified

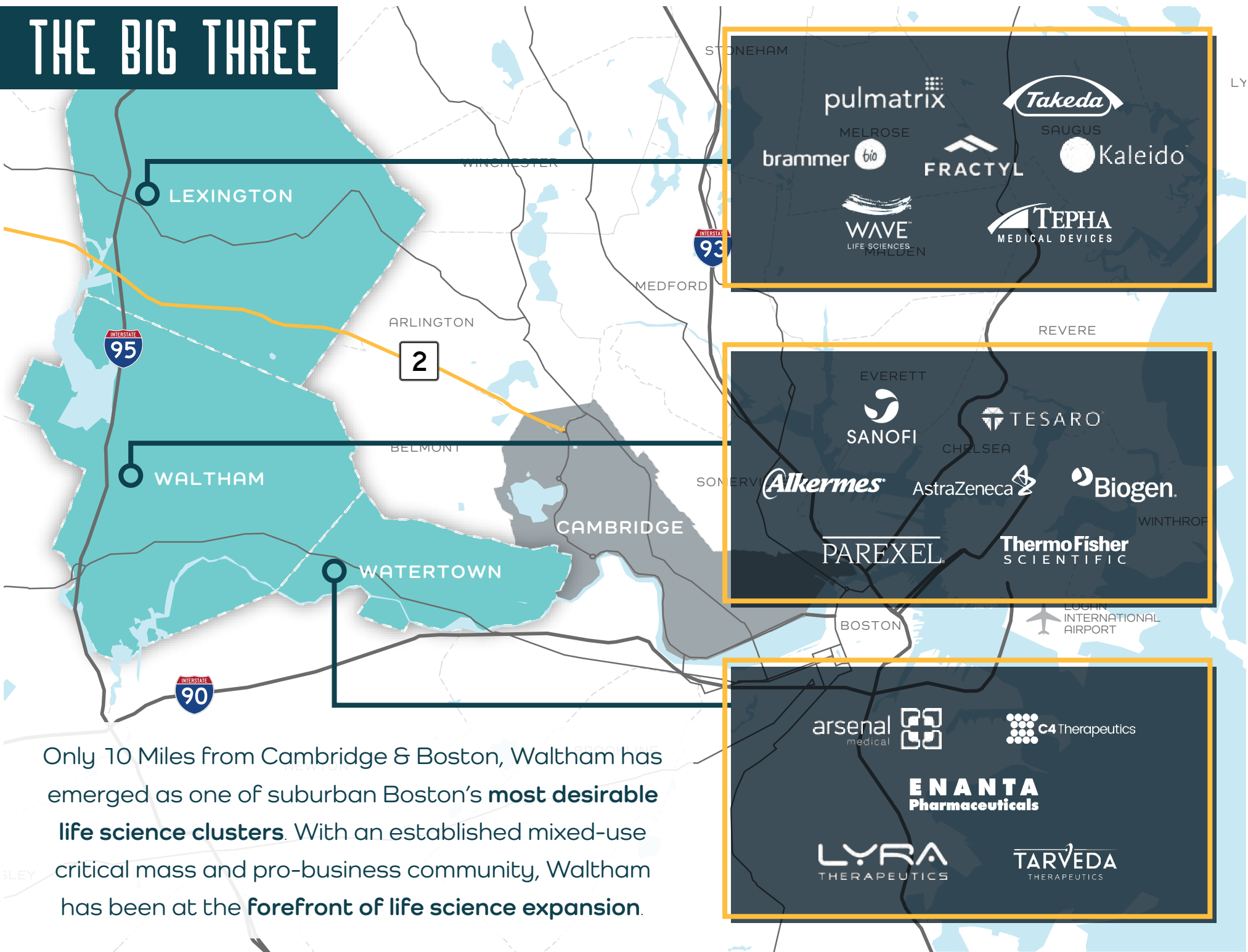


WiredScore  
GOLD





# THE BIG THREE



Only 10 Miles from Cambridge & Boston, Waltham has emerged as one of suburban Boston's **most desirable life science clusters**. With an established mixed-use critical mass and pro-business community, Waltham has been at the **forefront of life science expansion**.

# LIFE SCIENCE CLUSTER

**300 THIRD AVE**  
WALTHAM, MA



EXIT 27A

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BostonDynamics

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EMBASSY SUITES  
HOTELS®






THE GRID 128

SHUTTLE BUS FROM 300 THIRD AVE TO ALEWIFE STATION

EXIT 27A



300 THIRD AVE  
WALTHAM, MA











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