



179 BEAR HILL ROAD

IN THE **PULSE** OF WALTHAM



40,000 SF

3 STORIES

OFFICE, LAB/R&D, FLEX

**EXTENSIVE UPGRADES
COMPLETE:**

EXTERIOR, TENANT
AMENITIES,
SUITES & COMMON AREAS





PROPERTY DETAILS



PROPERTY SPECIFICATIONS

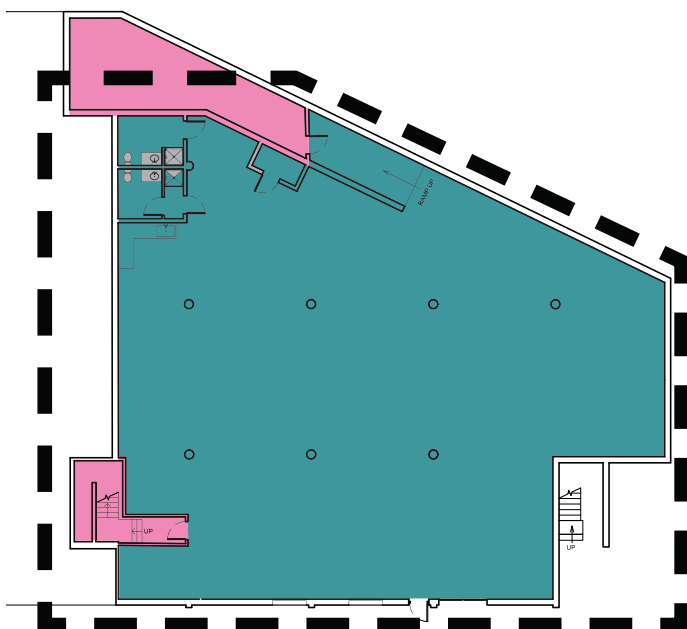
Building Size	40,000 SF
Available	<div style="display: flex; align-items: flex-start;"> <div style="width: 15px; height: 15px; background-color: #008080; margin-right: 5px;"></div> <div> G100: 6,882 SF Subdividable to 2,607 SF and 4,215 SF 202: 3,171 SF Total: 9,993 SF </div> </div>
Land Area	1.3 Acres
Zoning	C, Waltham
Date Built	1962 Renovated 2003 Renovated 2017/18
Floors	3
Clear Height	10' to 20'
Parking Ratio	3/1,000 SF
HVAC	100%
Sprinklers	Wet
ADA	Fully-compliant

PROPERTY FEATURES

- Extensive renovations recently completed: Common areas, amenities, tenant suites, exterior
- Former manufacturing facility features high ceilings, large windows and open floor plans
- Unique, flexible, creative office spaces incorporating mezzanine areas, exposed beams and trusses, concrete floors
- Lab/R&D space available with venting and showers
- Central Route 128 location surrounded by a dense, amenity-rich cluster of leading businesses, restaurants, hotels, shops and services.

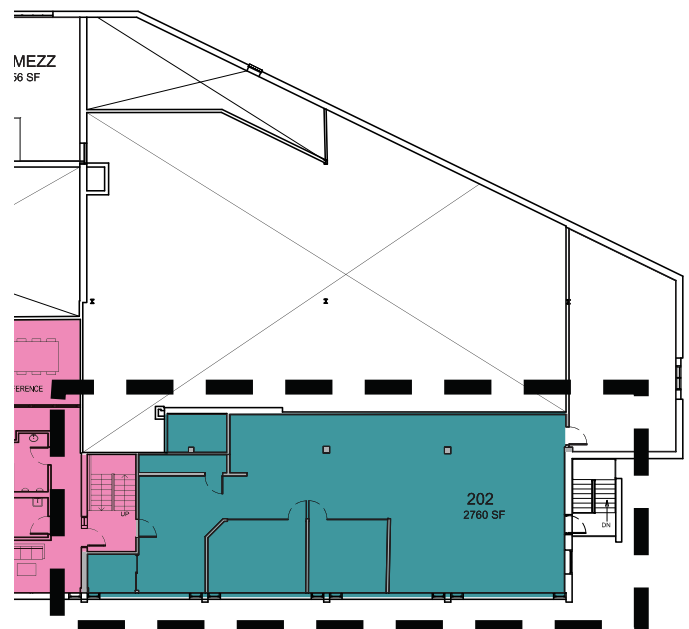
GROUND FLOOR

6,822 SF Available Immediately



SUITE 202

3,171 SF Available 60-Days





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