



240 BEAR HILL ROAD

WALTHAM, MA 02451

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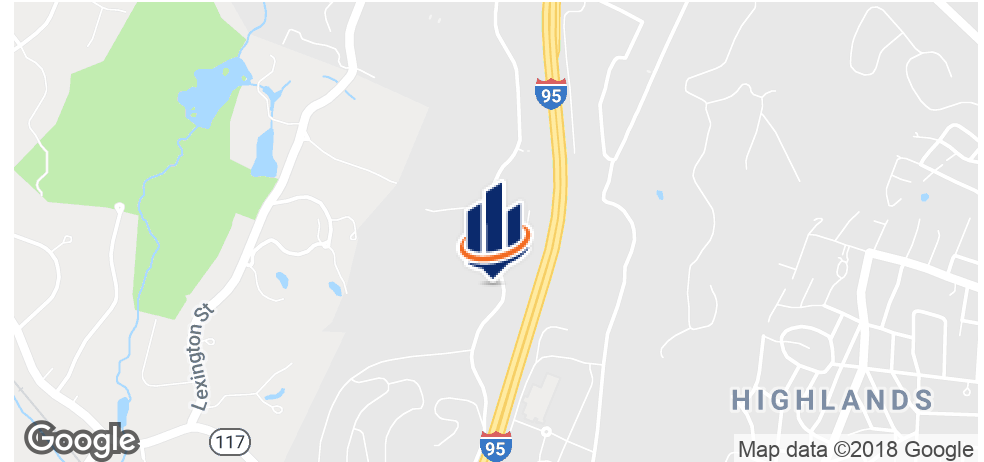
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Property Summary



OFFERING SUMMARY

Available SF:	1,464 - 2,068 SF
Lease Rate:	Negotiable
Lot Size:	0.98 Acres
Year Built:	1977
Building Size:	16,630 SF

PROPERTY OVERVIEW

SVN | Parsons Commercial Group is pleased to announce first class office space available at 240 Bear Hill Road in Waltham, MA. Located in the Hillcrest Office Park, this building has up to 2,068 SF available. The building offers easy access to interstates 95, Route 2 and the Mass Pike and many area shops, restaurants and fitness facilities.

The building consists of 2 stories of office space with flexible floor plans, large operable windows and elevator access to all floors.

PROPERTY HIGHLIGHTS

- Steel Frame and Masonry Exterior
- Ample Parking
- Handicapped Accessible
- Retro Construction Style
- On-site Property Management

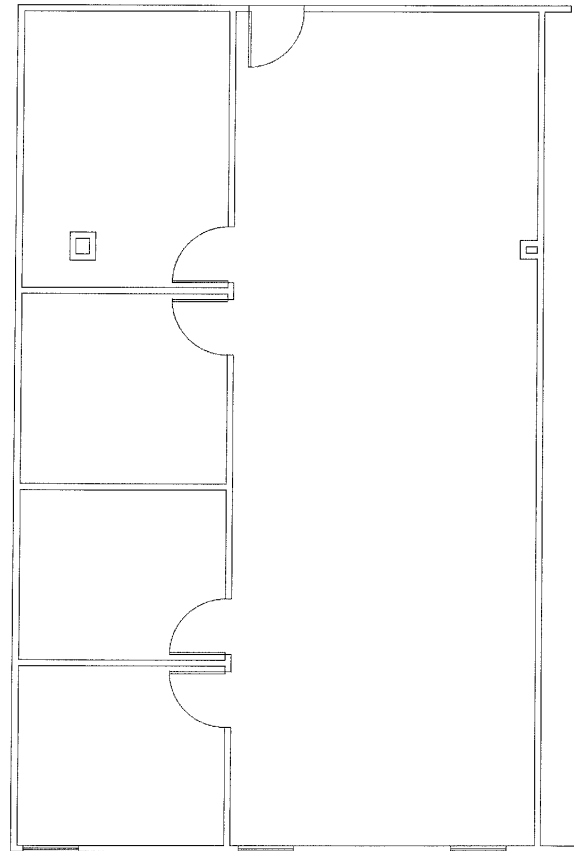
Additional Photos



Floor Plans

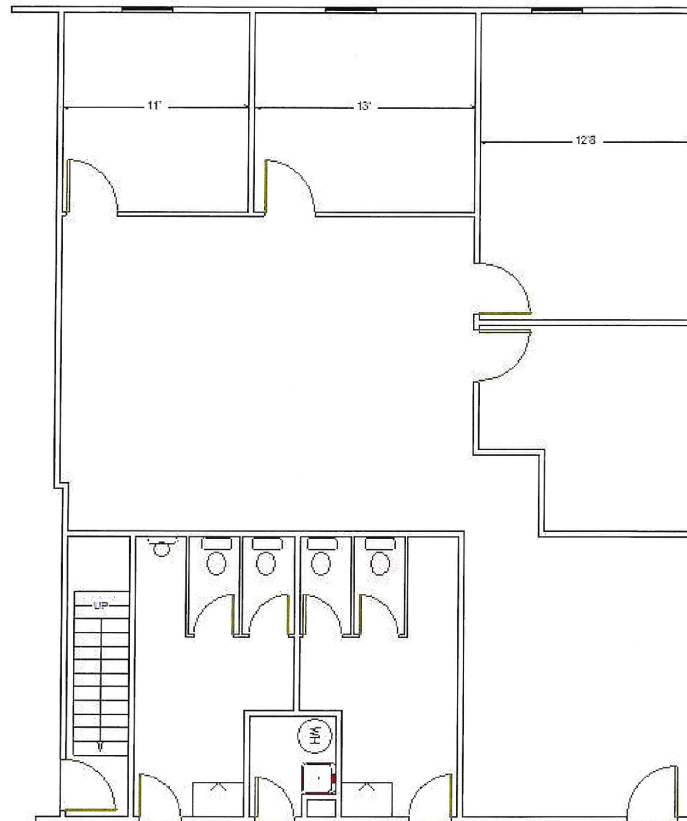
HILLCREST OFFICE PARK

240 Bear Hill Road, Waltham MA
Suite 202 - 1,464rsf



Floor Plans

HILLCREST OFFICE PARK
240 Bear Hill Road, Waltham MA
Suite 203 - 1,578rsf

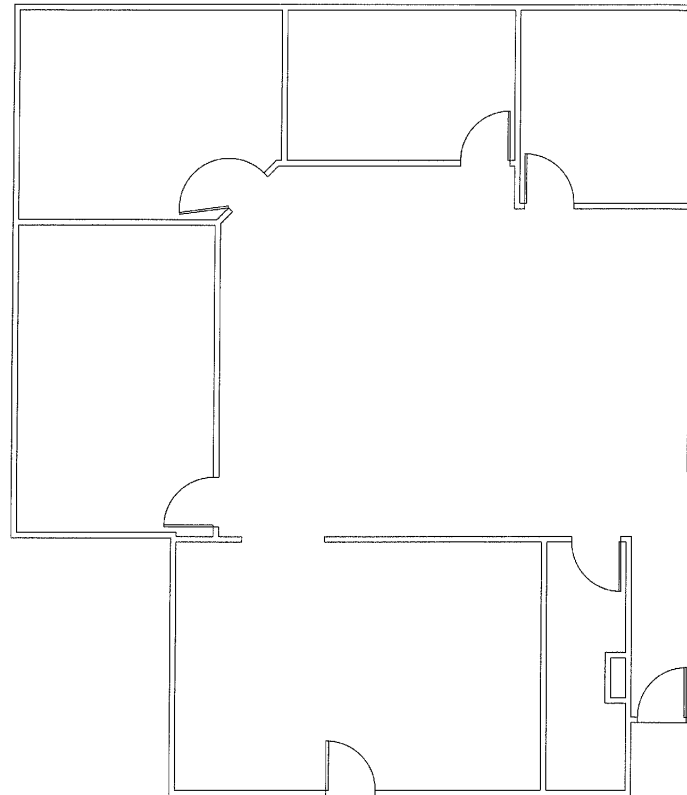


Plan Dimensions not to scale, for layout purposes only.

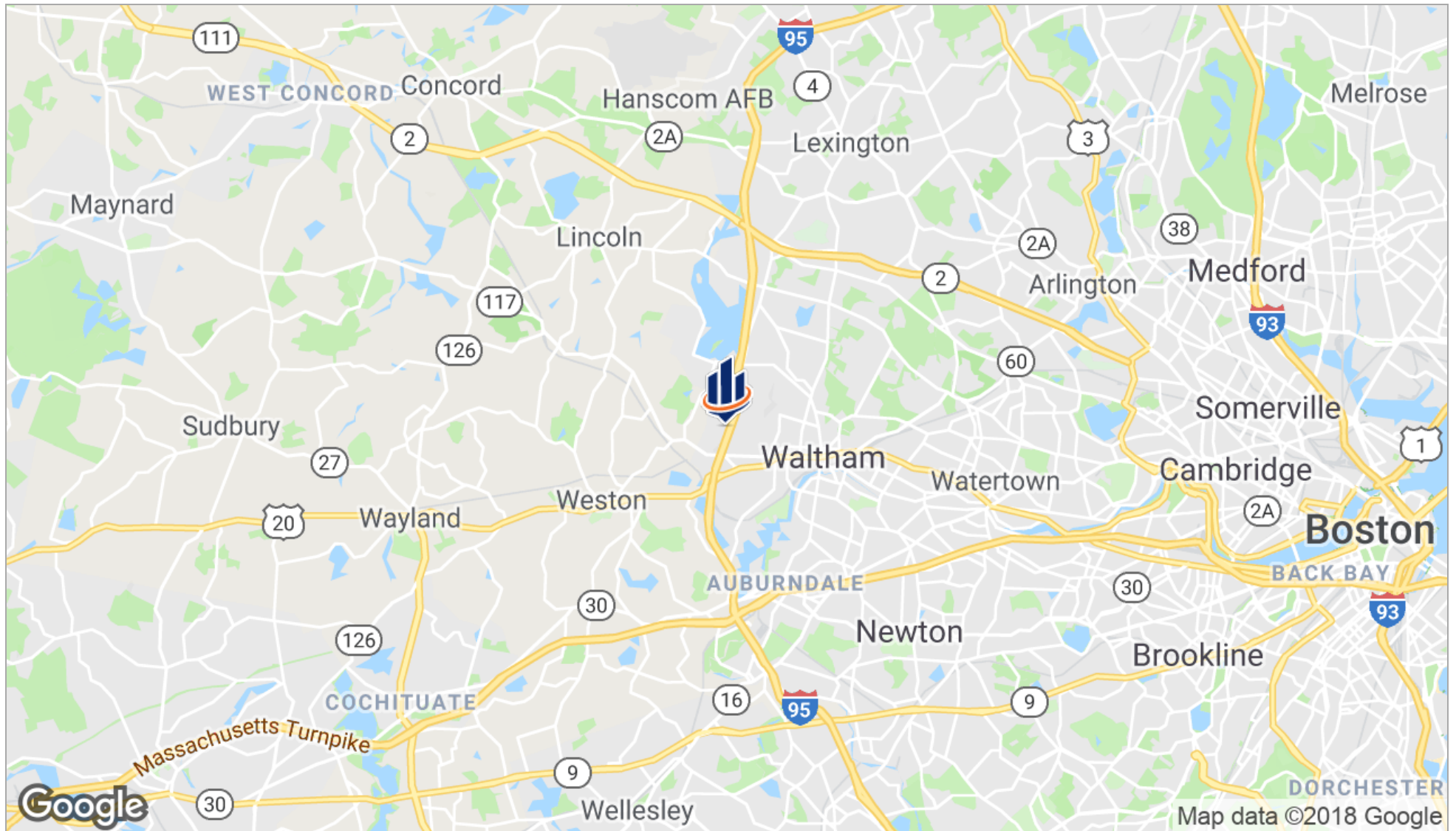
Floor Plans

Hillcrest Office Park
240 Bear Hill Road

Suite 205 - 2,068rsf

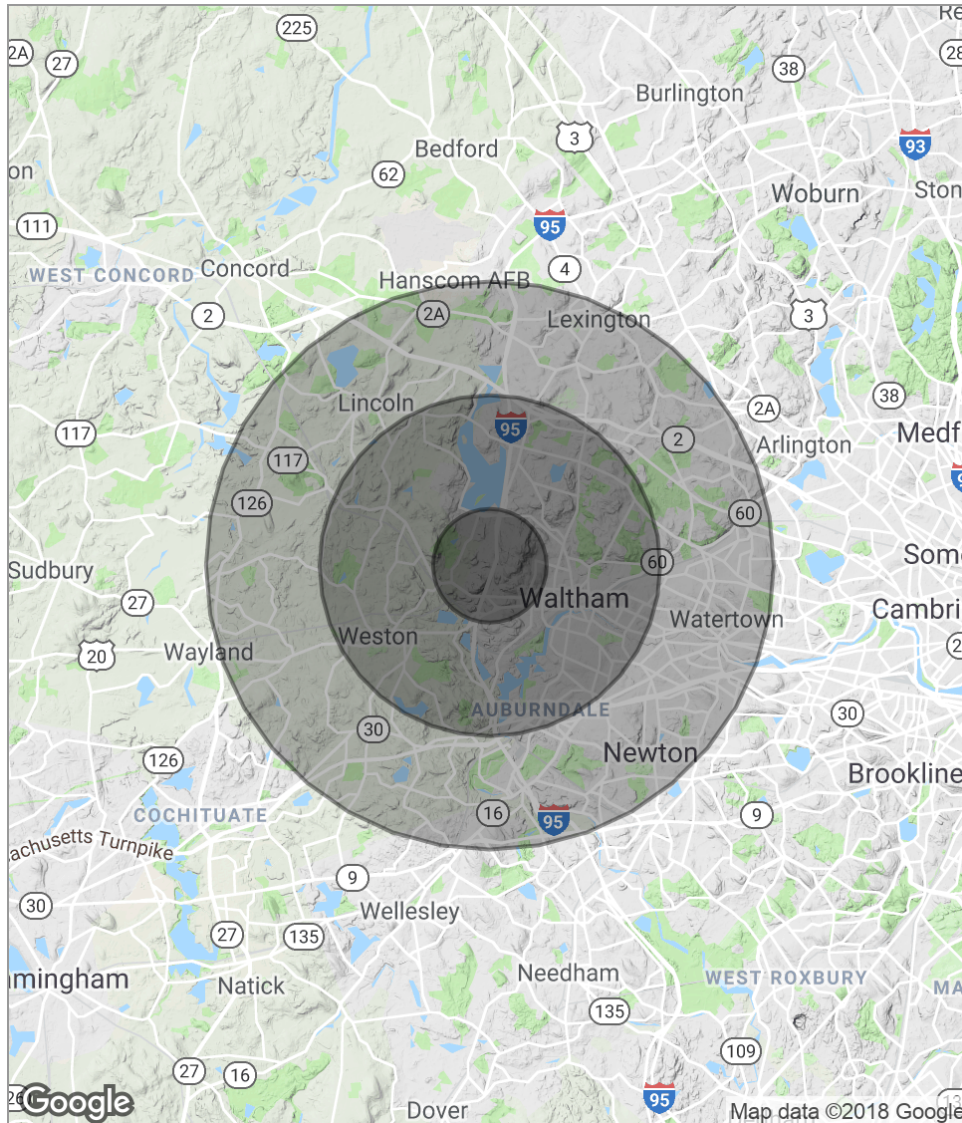


Location Maps



240 BEAR HILL ROAD WALTHAM, MA 02451

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,487	80,748	184,936
Median age	36.2	34.8	38.7
Median age [Male]	35.7	34.2	38.0
Median age [Female]	37.2	35.6	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,982	30,352	69,257
# of persons per HH	2.5	2.7	2.7
Average HH income	\$99,647	\$100,922	\$131,731
Average house value	\$460,086	\$504,817	\$613,033

** Demographic data derived from 2010 US Census*

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