

# 235 BEAR HILL ROAD

**1,000-9,220 SF AVAILABLE**

## GENERAL INFORMATION

<b>ADDRESS:</b>	235 Bear Hill Road, Waltham, MA
<b>AVAILABLE:</b>	1,000-9,220 SF
<b>LAND AREA:</b>	45,427 SF
<b>BUILDING SIZE:</b>	20,000 SF on four floors
<b>BUILT:</b>	Constructed in 1963
<b>ZONING:</b>	Commercial
<b>PARKING:</b>	85 Surface Spaces 4.2/1,000 SF
<b>FRAMING:</b>	Steel Frame
<b>ROOF:</b>	Rubber, installed in approx. 1992
<b>LIGHTING:</b>	Recessed florescent
<b>WINDOWS:</b>	Fixed, double-glazed, tinted windows in anodized aluminum frames
<b>UTILITIES:</b>	Natural Gas: N Star, Electricity: N Star; Water/Sewer: City of Waltham
<b>HVAC:</b>	Gas-fired roof mounted units and package AC units
<b>BUILDING ACCESS:</b>	Separate direct entrances to each floor from three parking levels

## about the property

**235 Bear Hill Road** in Waltham, MA, is a perfect opportunity for office users with a flexible floor plan. This multi-tenant office building is at an optimal location in Waltham with superior access to Route 128 at both the Winter Street and Route 20 exits.

### FOR LEASING INFORMATION, PLEASE CONTACT:

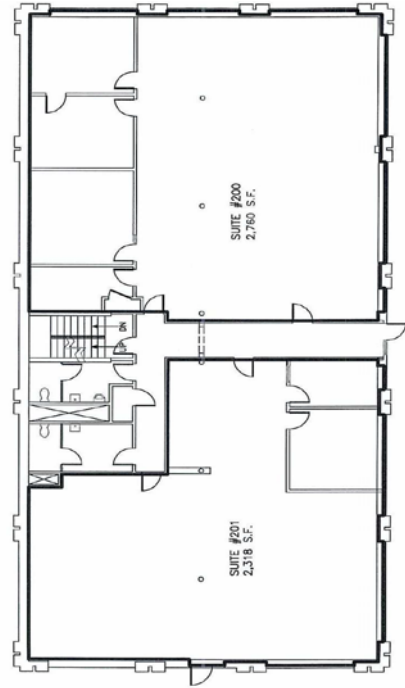
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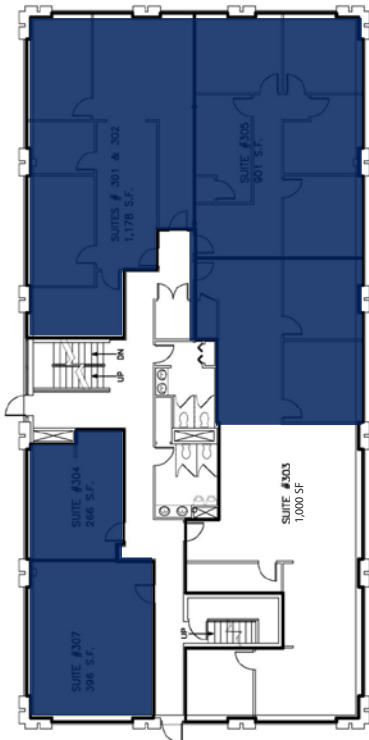
#### 1ST FLOOR



#### 2ND FLOOR



#### 3RD FLOOR



#### 4TH FLOOR

