

85 SCHOOL STREET

WATERTOWN, MA



FOR LEASE
4,000 to 32,000 RSF



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

KS Partners owned & managed

CORPORATE NEIGHBORS AND AMENITIES



BOSTON

CAMBRIDGE

WATERTOWN MALL

BEST BUY

TARGET

Papa Gino's
PIZZA, PASTA & MORE

Old Country Buffet

Residence Inn Marriott

Friendly's



165 Dexter Avenue
85 School Street

UNCOMMON GROUNDS

#71
To/From Watertown Sq & Harvard Sq

16

Mount Auburn St

60-64 Cypress Street

Poreinis
Italian Restaurant

LEXUS OF WATERTOWN

Elan Watertown
282 Apartment Units

202-204 Arsenal Street
300 Apartment Units

WHY 85 SCHOOL STREET?

- New Ownership & Management
- Planned Building Improvements
- Low Common Area Factor
- Exposed Ceiling Heights of up to 12 Feet
- On Two Major Bus Routes To MIT and Harvard Sq.
- Unsurpassed Walkable Amenities
- Proximity to University Labor Pool Including:
 - Harvard
 - MIT
 - Brandeis
 - Boston University
 - Boston College

DRIVE TIMES



7 Minutes to Mass Pike

5 Minutes to Soldiers Field Road

11 Minutes to the Back Bay

THE ARSENAL MALL



Mass Pike



Golfsmith



La Casa De Pedro



Watertown
Greenway



#70

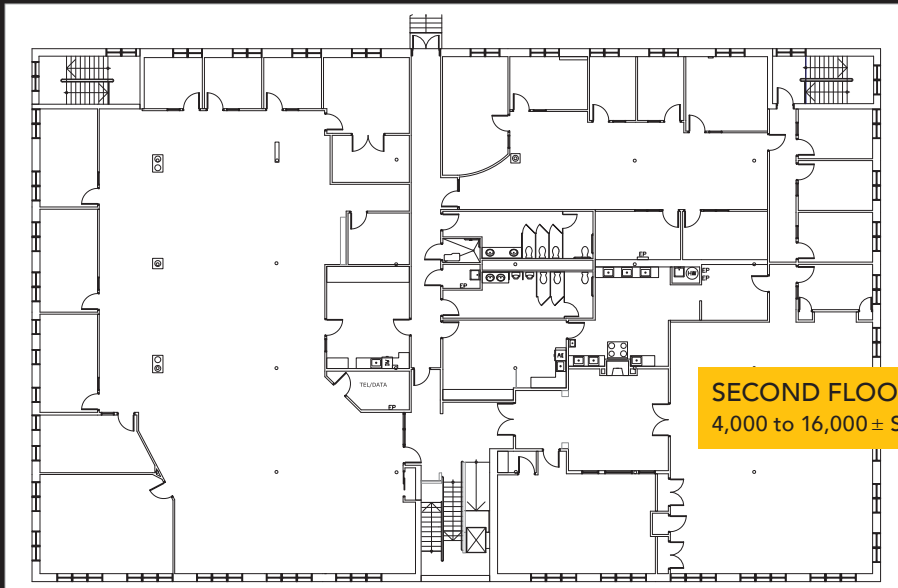
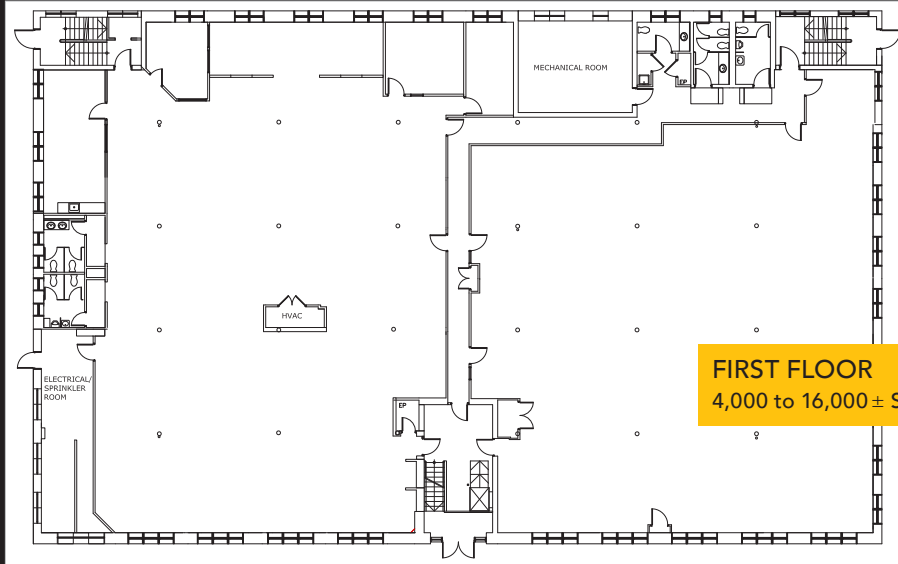
To/From Rte 20 Waltham
& East Cambridge

Arsenal St



CHARLES RIVER

FLOOR PLANS



PROPERTY INFORMATION



First Floor
4,000 to 16,000 ± SF



Second Floor
4,000 to 16,000 ± SF



Public Transportation
MBTA #70 & 71 Bus



Parking Ratio
2.5 Spaces per 1,000 Square Feet



Building Signage
Available

85SchoolStreet.com

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