



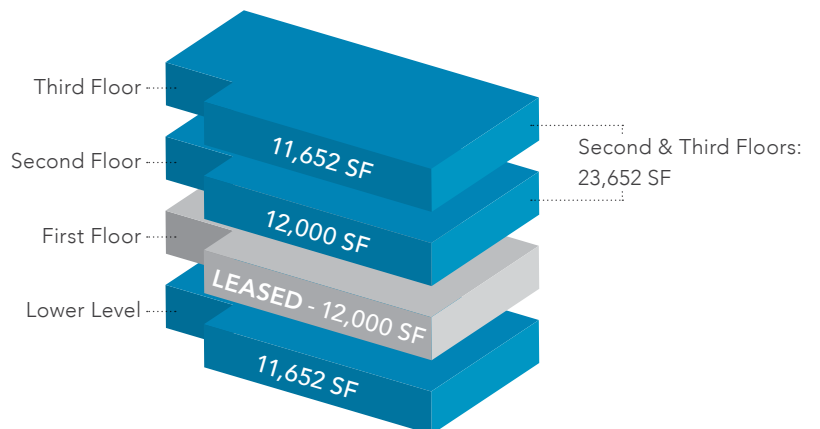
# COMMERCIAL SPACE AVAILABLE

170 High Street · Waltham, MA



## AVAILABILITY

Total: 35,304 SF





# AMENITY-RICH LOCATION



## WALTHAM DEMOGRAPHICS



Radius: 3-miles



Population: 145,757



Average Household Income: \$92,669



Median Age: 39



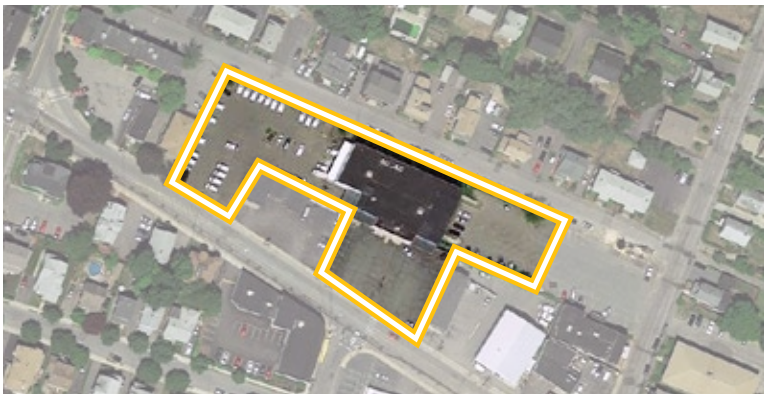


## BUILDING INFORMATION

|           |  |
|-----------|--|
| Built     | 1972   |
| RBA       | 47,304 SF  |
| Available | Lower Level: 11,652 SF<br>2 <sup>nd</sup> Level: 12,000 SF ..... 23,652 SF<br>3 <sup>rd</sup> Floor: 11,652 SF .....<br>Total Available: 35,304 SF |
| Zoning    | BB (Business B District)   |
| Acres     | 1.647 AC (71,743 ± SF)   |
| Parking   | 50 Spaces (plus side street parking)   |
| Facade    | Concrete Block   |

|                  |  |
|------------------|--|
| Roof Type        | Rubber   |
| Telecom          | Comcast  |
| Electricity      | Eversource   |
| HVAC System/Heat | 2 Units for LL; 1 Unit for 2nd Fl;<br>2 Units for 3rd Fl |
| Sprinkler        | Yes  |
| Elevators        | Yes  |
| Sewer/Water      | City of Waltham  |

**\*ACCOMMODATES MULTIPLE TENANCIES**



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