# OFFICE SPACE 204 SECOND AVENUE WALTHAM, MA 4,276 SF AVAILABLE

Boston Realty Advisors is pleased to present this outstanding office space for lease at 204 Second Avenue in Waltham, MA. In addition to the great location and affordable rent, 204 Second Avenue has the advantage of a proactive and well-capitalized on-site owner/manager.



VALU

RENT Competitively Priced

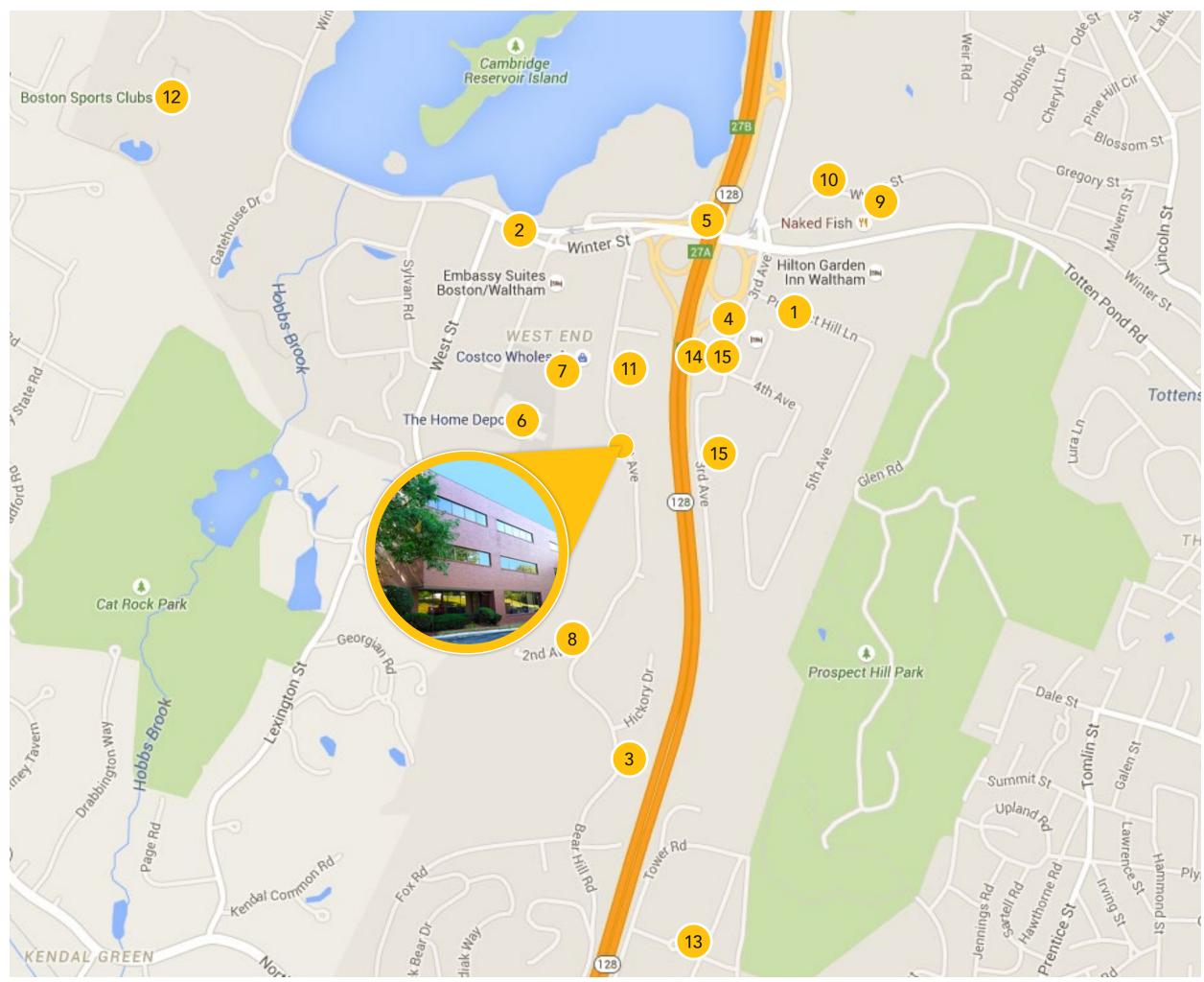


**1 SUITE AVAILABLE** 



AVAILABILITIES 3RD Floor: 4,276 SF November 1, 2017





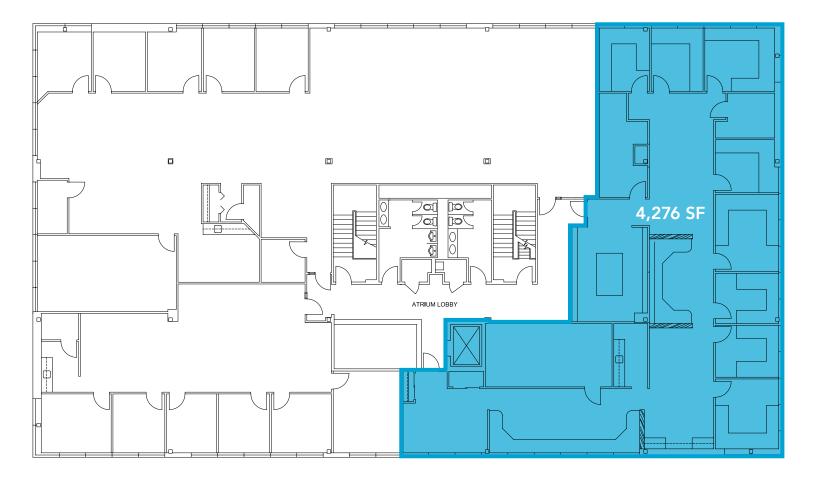
### **FEATURES**

- On-Site & "Hands-On" Ownership
- Building Signage on Route 95/128
- Abundant Window Line
- Retail Amenities
- Plentiful Parking at 3.4/1,000 RSF
- Shower Room
- Turnkey Build-outs Available
- Storage Available
- Best Value in Waltham

## **AMENITIES**

- Westin Hotel 1.
- **Doubletree Hotel** 2.
- Uno Chicago Grill 3.
- Dunkin' Donuts 4.
- Bertucci's & Green Papaya 5.
- Home Depot 6.
- 7. Costco
- TD Bank 8.
- Naked Fish 9.
- Copper House Tavern 10.
- Mass General West 11.
- **Boston Sports Club** 12.
- 13. Market Basket, Marshalls, Jake & Joe's
- **Bonefish Grill** 14.
- Osteria Posto 15.

#### **3RD FLOOR** 4,276 SF | NOVEMBER 1, 2017





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