

85 SCHOOL STREET

WATERTOWN, MA



FOR LEASE
4,000 to 32,000 RSF

CORPORATE NEIGHBORS AND AMENITIES



CAMBRIDGE

BOSTON

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

WATERTOWN MALL

BEST BUY
TARGET
Papa Gino's
Old Country Buffet
Residence Inn Marriott

THE ARSENAL MALL

CHIPOTLE MEXICAN GRILL
DUNKIN' DONUTS
SUBWAY

B new balance



Mass Pike



165 Dexter Avenue
85 School Street

Friendly's

THE HOME DEPOT **Golfsmith**

Panera BREAD

athenahealth

La Casa De Pedro

Watertown Greenway

BSC

UNCOMMON GROUNDS

#71
To/From Watertown Sq & Harvard Sq

60-64 Cypress Street

Porcinis

#70
To/From Rte 20 Waltham & East Cambridge

THE ARSENAL ON THE CHARLES

CHARLES RIVER

Mount Auburn St

LEXUS OF WATERTOWN

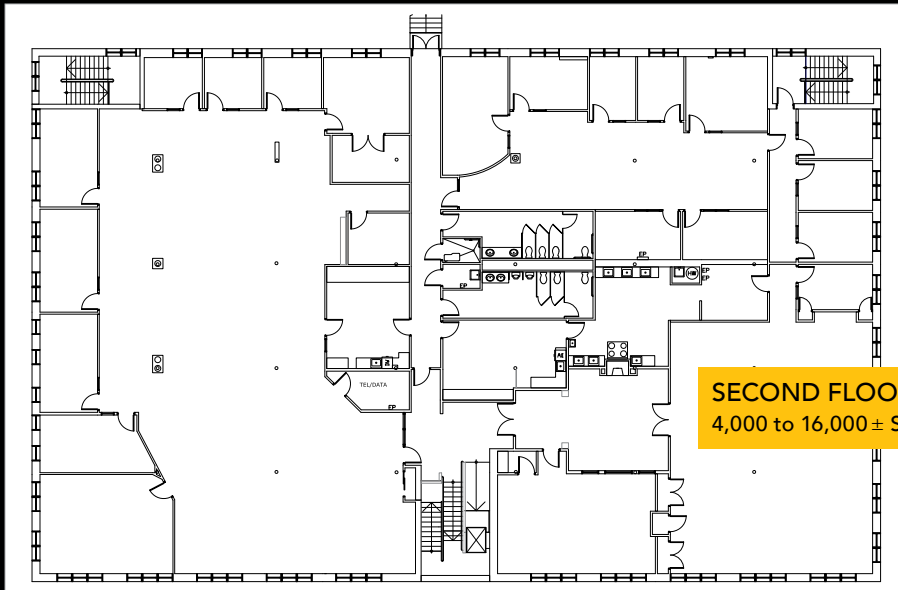
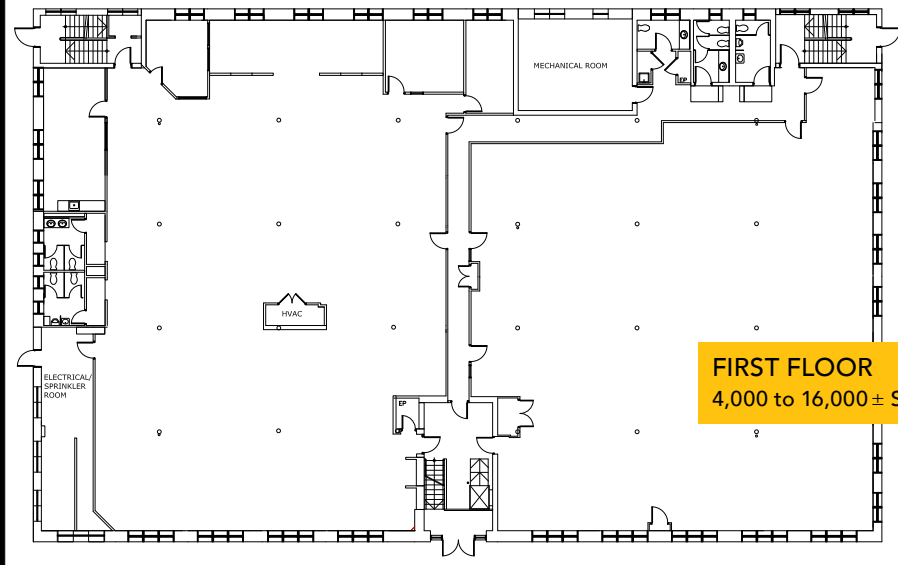
Elan Watertown
282 Apartment Units

202-204 Arsenal Street
300 Apartment Units

DRIVE TIMES

- 7 Minutes to Mass Pike
- 5 Minutes to Soldiers Field Road
- 11 Minutes to the Back Bay

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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