



110 BEAVER STREET • WALTHAM, MA

FOR SALE / LEASE

OWNER-USER OPPORTUNITY WITH DEVELOPMENT POTENTIAL



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

110Beaver.com

PROPERTY DETAILS

Address 110 Beaver Street, Waltham, MA 02453

Site Size 5.49 +/- acres (238,957 +/- SF)

Access Via Beaver Street

Utilities Water/Sewer: City of Waltham
Electricity: NSTAR
Gas: National Grid

Existing Parking 220 +/- surface spaces

Zoning Commercial (C)

FAR As of Right: 0.4 (0.28 for Retail)
Special Permit: 2.0

BUILDING SPECIFICATIONS

	BUILDING A	BUILDING B
Building SF	50,000 +/- SF	19,001 SF
Stories	Four (4) Stories	One (1) Story
Height	Varies from 10' to over 15'	10'
Year Built	1917; Renovated in 2002	-

BUILDING CONSTRUCTION

Foundation	Poured Concrete	Poured Concrete
Exterior	Stucco & Brick	Partial concrete block open air
Roof	Flat with modified bitum coverings	Metal

MECHANICAL SYSTEMS

HVAC	TBD	None
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EXECUTIVE SUMMARY

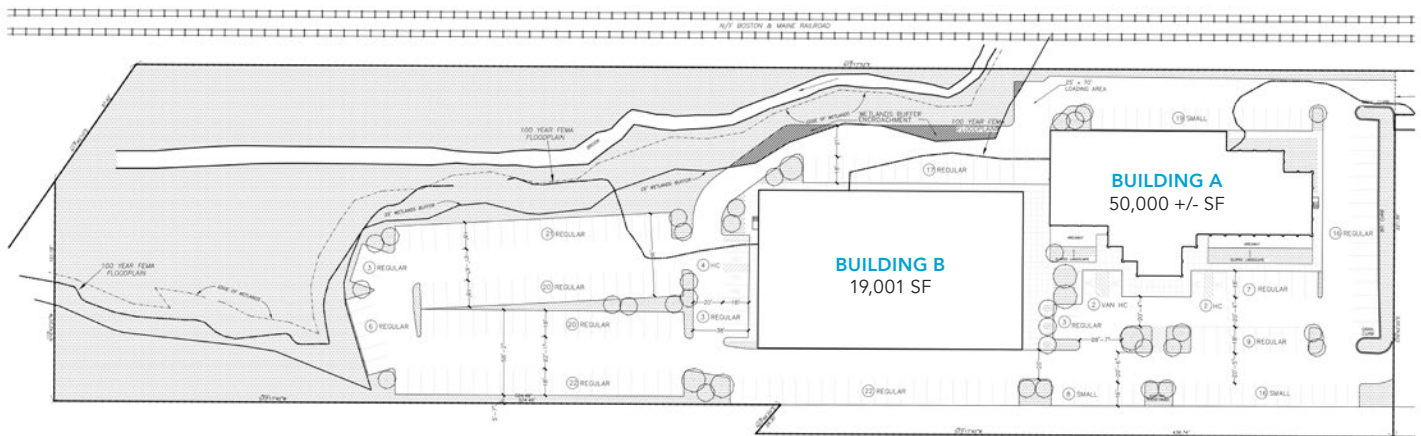
Boston Realty Advisors is pleased to present the opportunity to acquire or lease

110 Beaver Street, a rarely available redevelopment/owner occupant opportunity in the highly coveted suburb of Waltham, Massachusetts. **110 Beaver Street** consists of two buildings; a four story 50,000 +/- SF Office/R&D building and a single story 19,001 SF footprint with steel in place. This asset also has great redevelopment potential as it sits on 5.49 acres of land. Less than 10 miles west of Boston, **110 Beaver Street** is conveniently located minutes from MBTA commuter rail stations and downtown Waltham.

Strategically located equidistant between Boston's primary highways, I-95/Rt-128, I-90/Mass Pike and Route 2, **110 Beaver Street** presents investors and users with a tremendous location offering access and convenience to Boston and its most desirable suburban communities. The desirability of Waltham is driven by its location at the confluence of major highways, vast access to a well-educated and affluent employment base and high quality amenities. Major corporations that have a significant presence in Waltham include Harvard Vanguard, Raytheon, Constant Contact and Thermo Fisher Scientific.

110 Beaver Street presents an unsurpassed redevelopment and owner/user opportunity located in one of Boston's best submarkets. We are offering this unique investment opportunity for sale or lease on an unpriced basis.

SITE PLAN



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