

GREAT VALUE
IN WALTHAM



OFFICE SPACE

FOR LEASE

204 SECOND AVENUE
WALTHAM, MA

5,400 - 7,536 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.



RENT

Competitively Priced



1 SUITE AVAILABLE



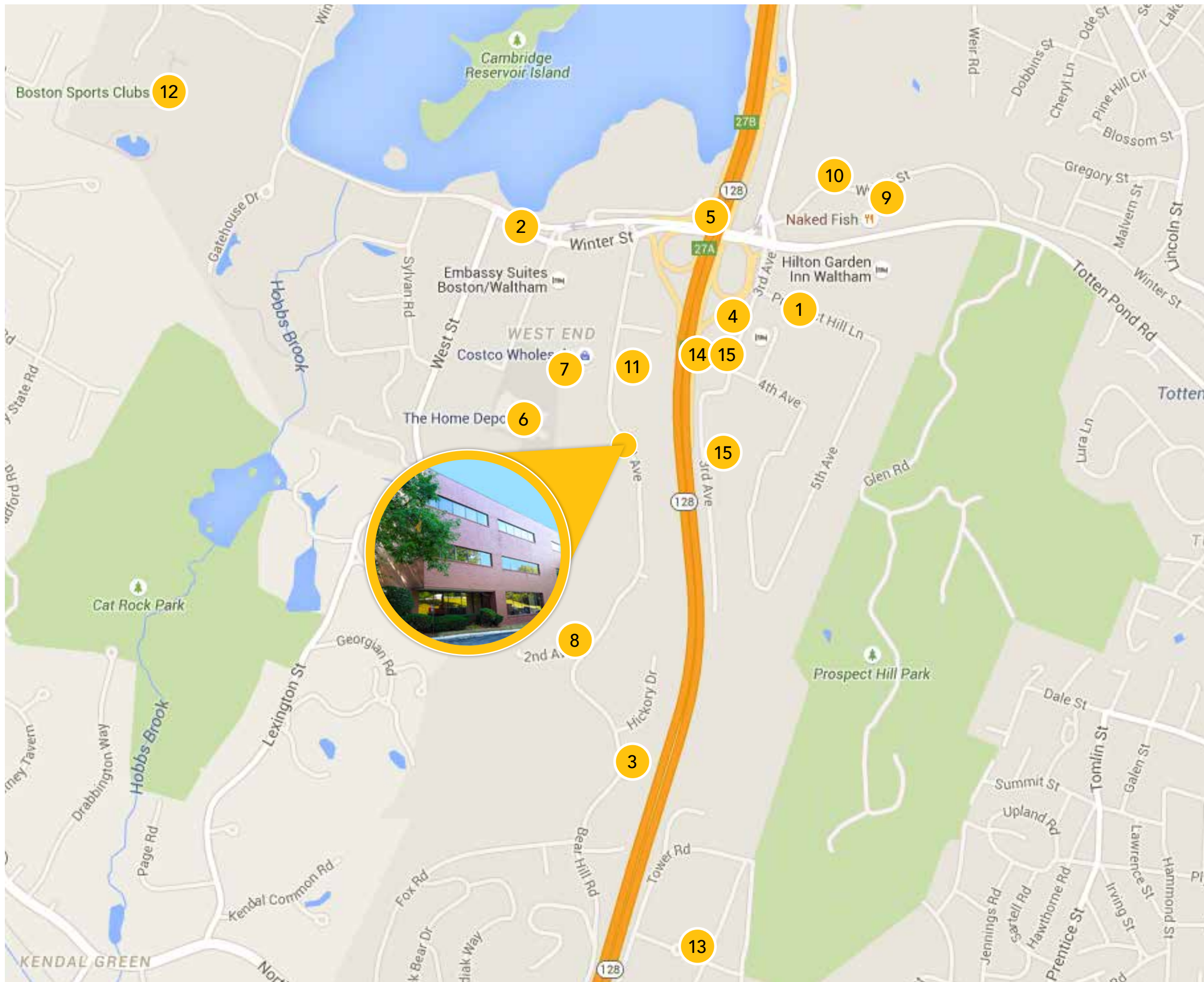
AVAILABILITY

3RD Floor: 5,400 - 7,536 SF



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



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

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

3RD FLOOR

5,400 - 7,536 SF

