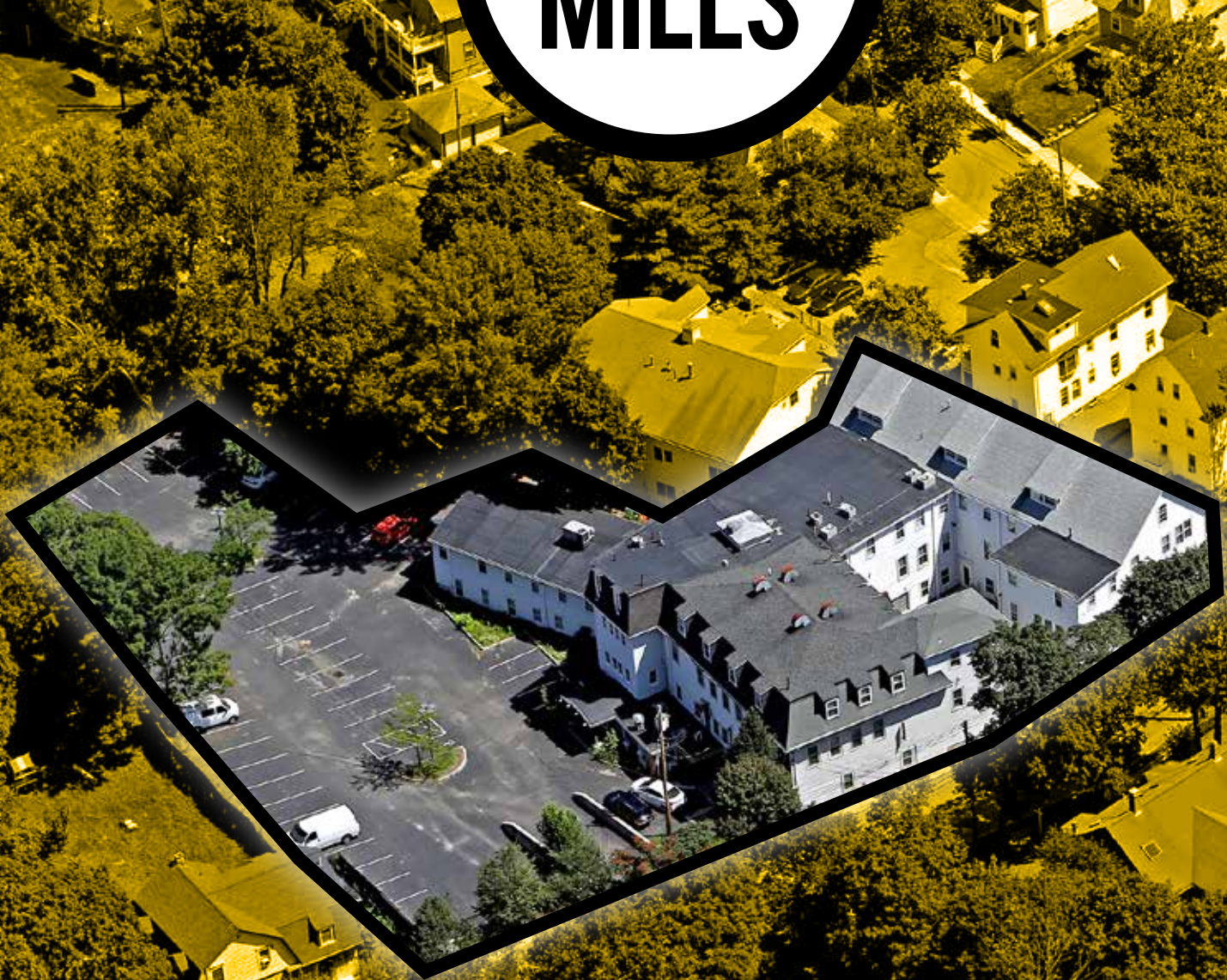


**33,000 SF  
OFFICE BUILDING**

# **DALBY MILLS**

**WATERTOWN,  
MASSACHUSETTS**



**VALUE-ADD MULTI-TENANT OFFICE BUILDING OR OWNER/USER OPPORTUNITY**



**Boston Realty Advisors**

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present for sale, **DALBY MILLS** in Watertown, Massachusetts. The offering is a 33,000-square foot office building located in close proximity to Watertown Square. **DALBY MILLS** offers 55 parking spaces and is conveniently accessed by I-90 and public transit.

Most recently occupied by Cortiva Institute of Message Therapy, **DALBY MILLS** is currently vacant offering users or investors the opportunity to take and/or offer immediate occupancy. Offering a multitude of uses including office, R&D or School, **DALBY MILLS** provides owner users with the rare opportunity to acquire a unique asset in one of the fastest growing markets in Massachusetts.

Once known as a mill town, Watertown is now a growing hub for both emerging, innovative companies and established employers, including Athenahealth, C4 Therapeutics, Tufts Health Plan, and Bright Horizons Family Solutions among others. Boasting a strong demographic, Watertown is also conveniently situated next to Cambridge, MA, one of the top-performing markets in the country. Given its desirable location and manageable size, **DALBY MILLS** offers an unprecedented opportunity to occupy a full building in a bustling district near the Mass Pike.

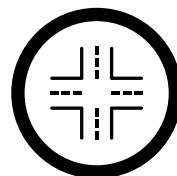
**DALBY MILLS** is offered for sale on an unpriced basis. We will be touring the property by request and accepting offers on a rolling basis.

## INVESTMENT HIGHLIGHTS



### VIBRANT RETAIL PROGRAM

Newton Corner and Watertown Square's primary commercial and retail corridor, offers a wealth of boutique dining, shopping and entertainment options in close distance from **DALBY MILLS**. Retailers nearby include: Stop & Shop, Starbucks, CVS, Citizens Bank, Papa Ginos and Not Your Average Joes.



### TREMENDOUS ACCESSIBILITY

Located within a 5-minute walk to Watertown Square, **DALBY MILLS** provides access to Downtown Boston via MBTA Shuttle Bus 502 and 504 in less than 20 minutes as well as immediate access to major thoroughfare I-90/Mass Pike just 0.3 miles away and 0.1 miles off of Route 16 (Watertown Street). Watertown Square is a hub for MBTA Shuttle Bus Services taking employees into the City.



### STRONG MARKET DYNAMICS

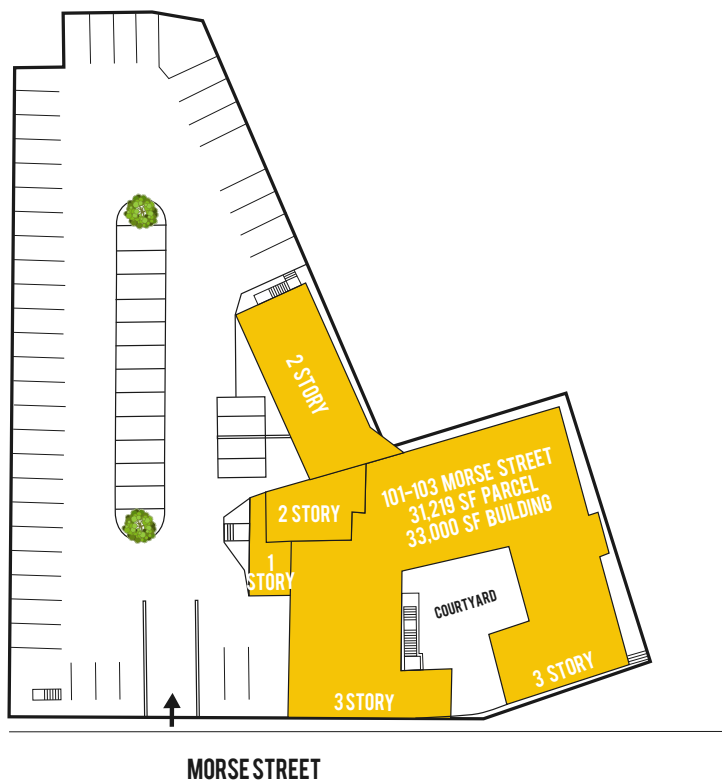
Located in one of Greater Boston's most transformative markets, Watertown consistently boasts low vacancy rates. Watertown's transformation has been the product of two related forces: sheer lack of life sciences and laboratory space in Cambridge and a voracious demand for space. Companies such as Athenahealth, Bright Horizon's Family Solutions and Tufts Health Plan insulate the Watertown submarket.



### AFFLUENT DEMOGRAPHICS

Within a 3 mile radius, the area boasts one of the highest average household incomes at over \$125,000 and a population of over 220,000 people.





# PROPERTY DETAILS

<b>ADDRESS</b>	101-103 Morse Street, Watertown, MA
<b>BUILDING SF</b>	± 33,000 SF
<b>LAND SIZE</b>	0.72 Acres (31,219 SF)
<b>ACCESS</b>	From Watertown Street via Crafts Street or Galen Street
<b>PROXIMITY TO MAJOR TRANSIT</b>	0.3m to Mass Pike (I-90) and less than 2 minute walk to Route 16 (half a block)
<b>PARCEL ID</b>	116845
<b>PARKING</b>	55 surface spaces



## CAPITAL MARKETS

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