

# FOR LEASE

3,000 - 6,500 SF  
3RD FLOOR OFFICE SPACE

85 MAIN STREET - WATERTOWN, MA



## RARE FULL FLOOR OPPORTUNITY



LEASE TERM  
Flexible



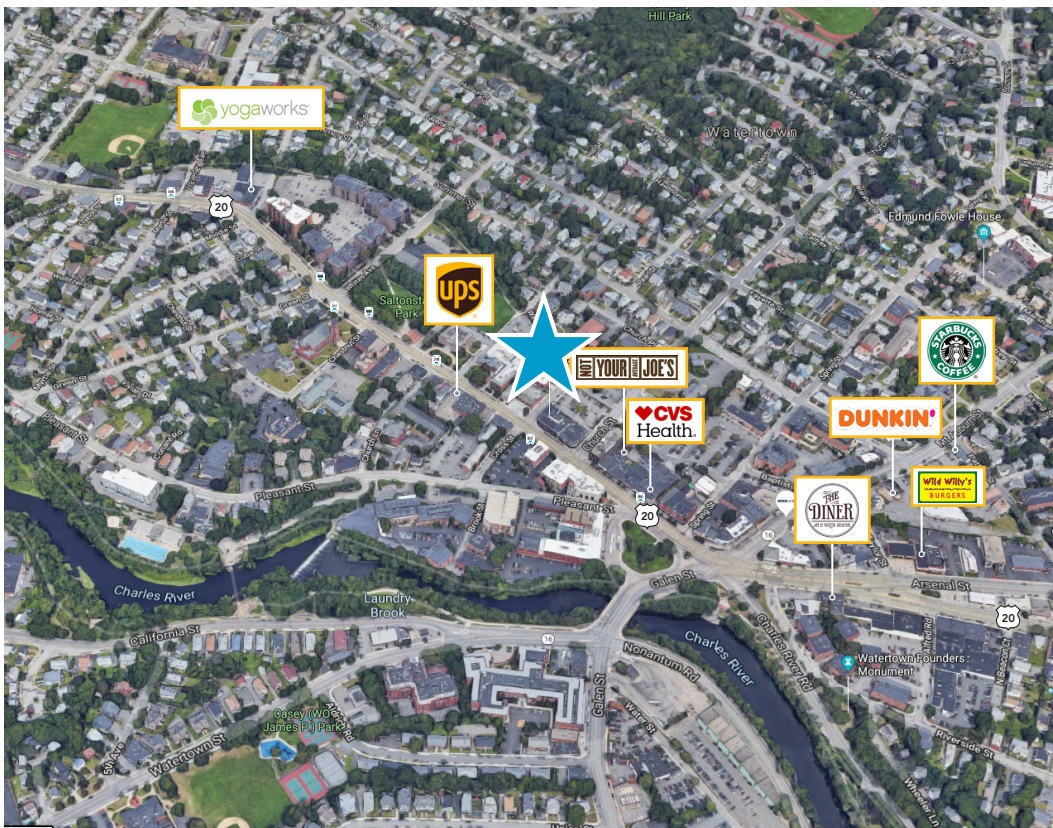
LEASE RATE  
Mid \$20s/SF



DETAILS  
Elevator identity  
Sweeping views



BUILD-OUT  
Heavily Office Layout with  
2 Large Conference Rooms  
and Kitchenette



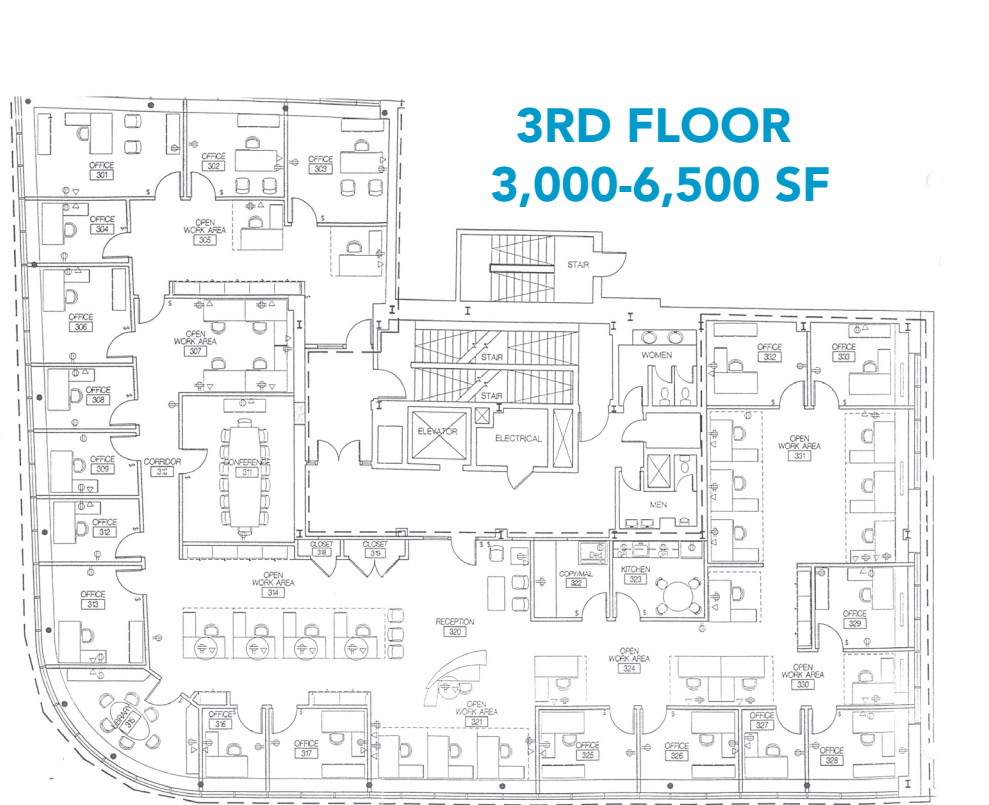
## ACCESS

- Steps to **Watertown Yards** bus depot, offering bus service to Downtown Boston/Back Bay as well as connections to Harvard Sq, Kenmore Sq and Waltham/Moody Street.

- Located on Route 20, minutes from the Mass Pike/I-90 (Exit 17).

## SIGNAGE OPPORTUNITY

Prominent Route 20 signage opportunity in bustling Watertown Square.



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