

FOR LEASE

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

85 MAIN STREET - WATERTOWN, MA



RARE FULL FLOOR OPPORTUNITY



LEASE TERM
Flexible



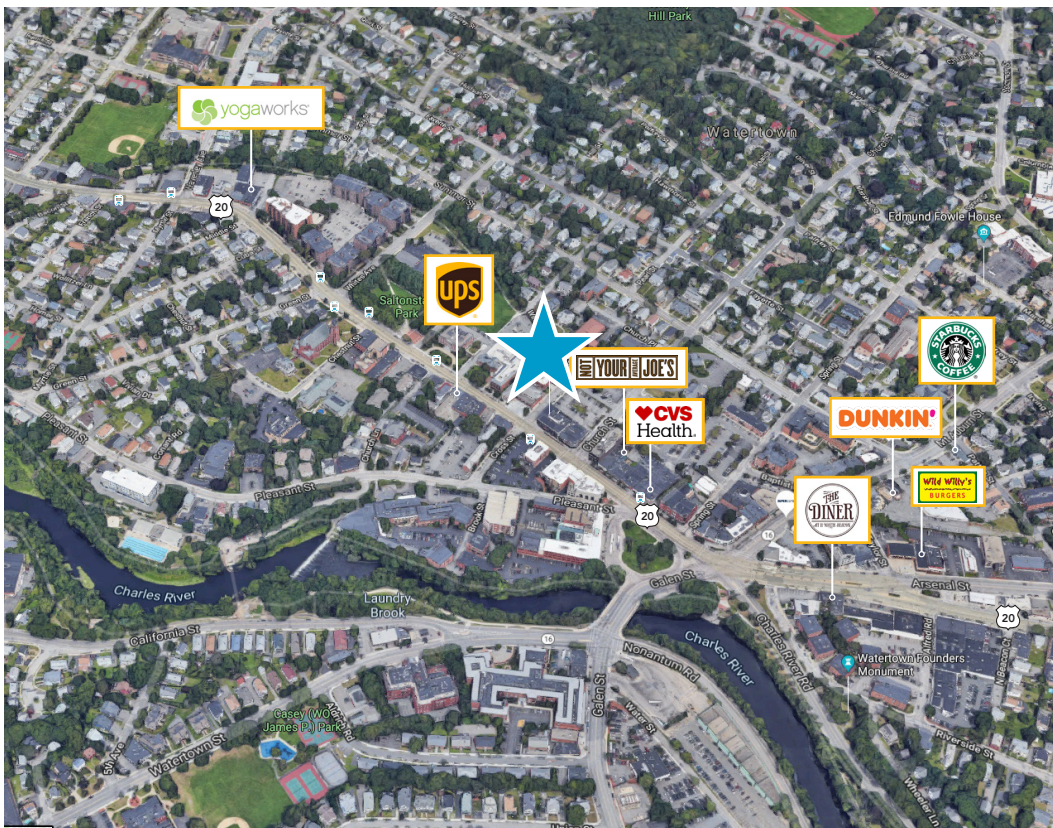
LEASE RATE
Mid to Upper \$20s/SF



DETAILS
Elevator identity
Sweeping views



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



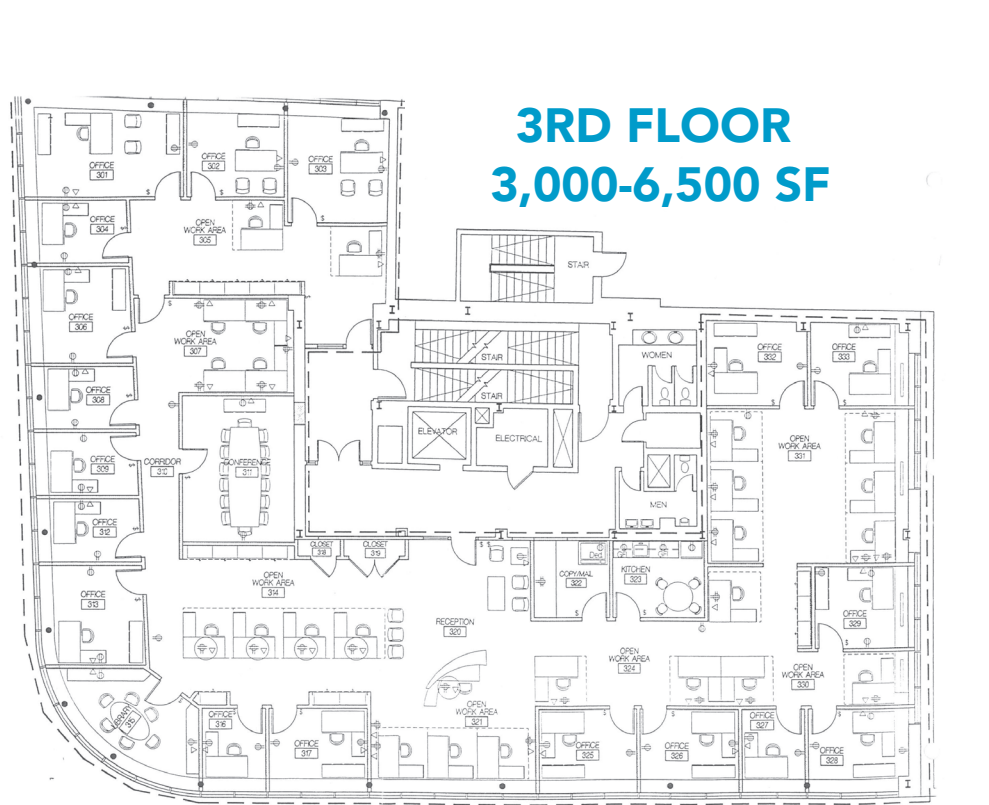
ACCESS

- 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.



BONNY L. DOORAKIAN
617.850.9655
bdoorakian@bradvisors.com

MALCOLM NACHMANOFF
617.850.9635
mnachmanoff@bradvisors.com



745 Boylston Street, Boston, Massachusetts 02116 · (T) 617.375.7900 · (F) 617.536.9566 BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.