

# FOR LEASE

4,100 SF  
3RD FLOOR OFFICE SPACE

85 MAIN STREET - WATERTOWN, MA



## 3RD FLOOR LEASING OPPORTUNITY



LEASE TERM  
Flexible



LEASE RATE  
\$26.00/SF

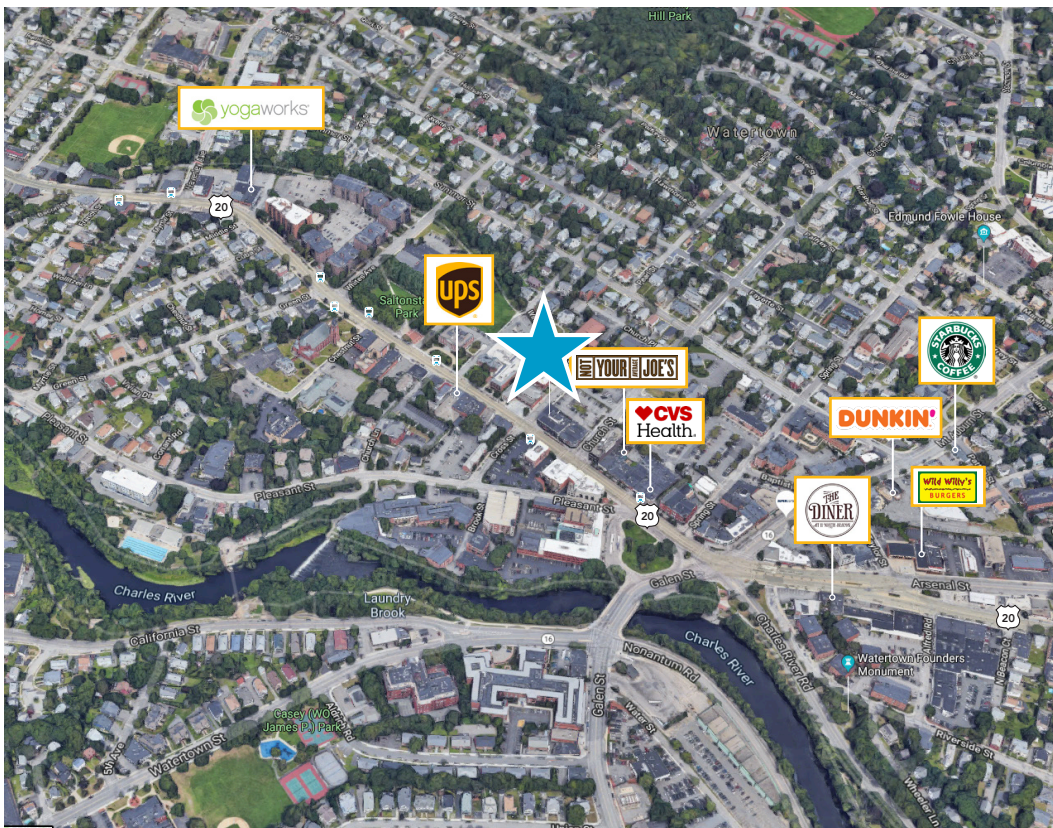


DETAILS  
Quality 2nd Generation Space  
Sweeping Views



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





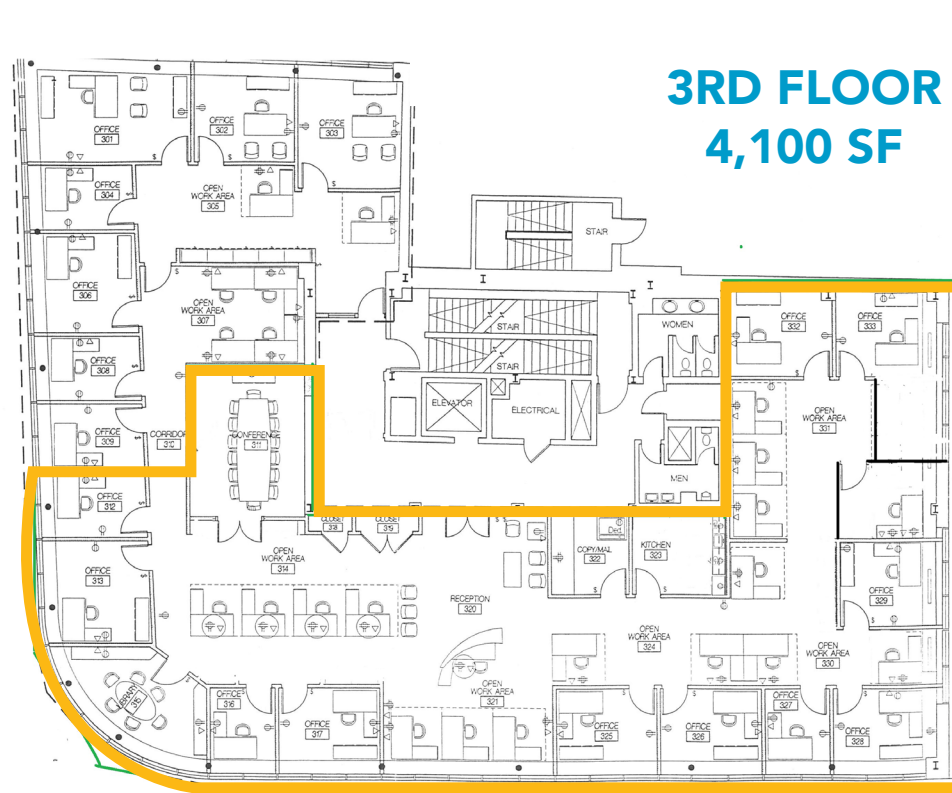
## ACCESS

- 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



**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

745 Boylston Street, Boston, Massachusetts 02116 • (T) 617.375.7900 • (F) 617.536.9566 [BRAdvisors.com](http://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.