

256 SECOND AVENUE

New Construction | Waltham, Massachusetts



FOR LEASE

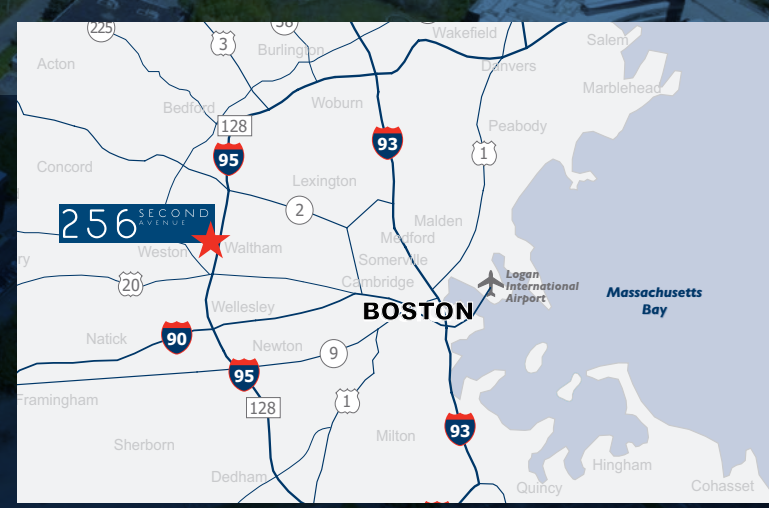
New office/laboratory/medical space with prime visibility directly on Route 95/128

THE BULFINCH
COMPANIES, INC.
— SINCE 1936 —

 **CUSHMAN & WAKEFIELD**
Global Real Estate SolutionsSM

NEW CONSTRUCTION WITH PRIME VISIBILITY
directly on Route 95/128 in Waltham, Massachusetts

256 SECOND AVENUE

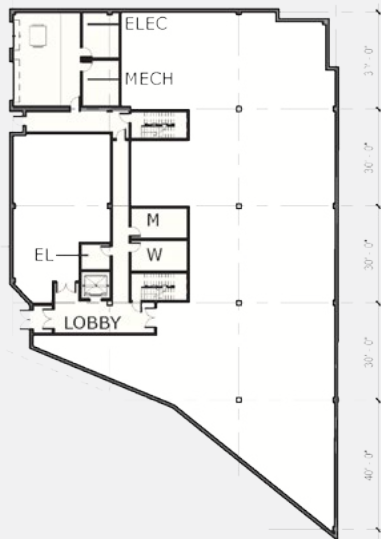


SITE PLAN

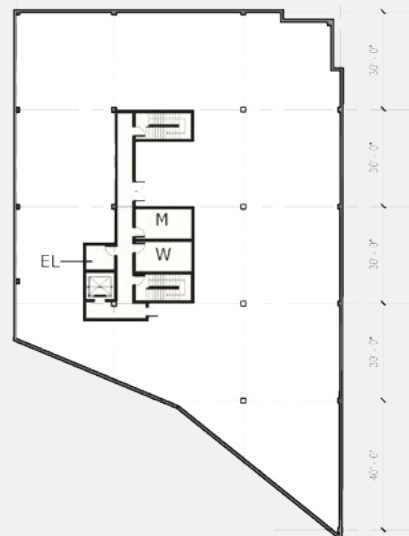


FLOOR PLAN

First Floor



Second Floor



FEATURES

- Suitable for office, laboratory, and medical tenants
- Highway visibility and signage
- Full height windows
- LEED design
- Shuttle service to MBTA RedLine at Alewife Station
- Recently expanded and re-engineered Winter Street Exit
- Corporate neighbors include: Adobe, Astra Zeneca, ADP, Sanofi-Aventis, MGH West, Symantec
- Strong project ownership

SPECIFICATIONS

Total Size:	25,750 SF
Timing:	Approximately 12 months from lease signing
Rental Rate:	Negotiable
Floors:	Two
Loading:	Tailboard
Parking Ratio:	3.3 / 1,000 SF

With its contemporary architecture and convenient accessibility, **256 Second Avenue is a tremendous new construction opportunity for office, laboratory, and medical tenants** in a highly desirable market. The property is situated directly on Route 128 allowing for prime visibility of branding and signage, offers convenient on-site parking, and has easy access to I-95/Rte 128 and the Mass Pike.



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