

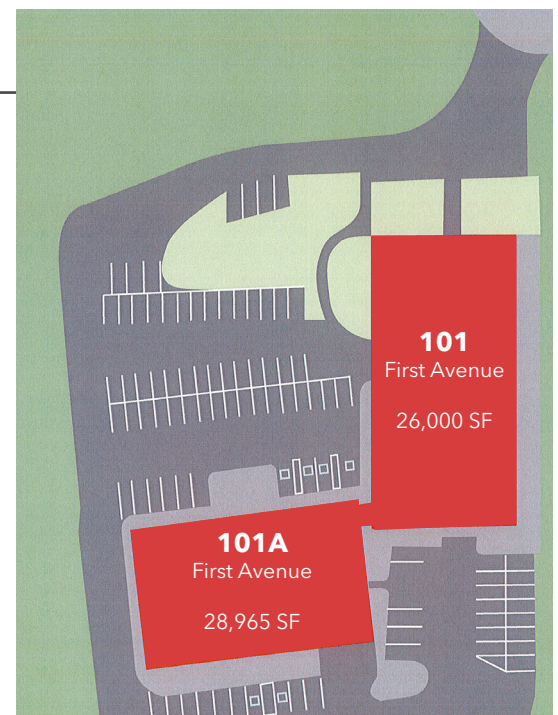
101-101A FIRST AVENUE

WALTHAM, MASSACHUSETTS



PROPERTY HIGHLIGHTS

- Two Office/Lab/R&D buildings totaling 54,797 SF situated in the heart of Waltham.
- Directly adjacent to the Winter Street Interchange of Route 128 with convenient access to Route 2 and the Massachusetts Turnpike.
- Direct loading dock access.
- Close proximity to a variety of restaurants, retail and hotel services.





BUILDING INFORMATION

Building Size	101: 26,000 SF 101A: 28,965 SF Total: 54,797 SF
Property Type	Office/Lab/R&D
Floors	2-3
Land Area	2.35 acres (Total for both buildings)
Parking	2.52 spaces / 1,000 SF
Ceiling Height	12'-6" to deck
HVAC Systems	Heated and cooled by rooftop-mounted, gas-fired; HVAC units. 9 units in total varying in tonnage from 3.5 - 8.5 tons
Loading Dock	One, truck height dock
Electrical	101: 1,600-Amp, three-phase, four wire, 120/208-Volt mains 101A: 2,800-Amp, three-phase, four wire, 120/208-Volt mains
Elevators	One, 2,500-pound capacity, hydraulic elevator
Sprinklers	The fire and life safety systems include a multiple zone, fire alarm control panel
Water & Sewer	The City of Waltham
Electricity	NSTAR
Natural Gas	National Grid
Local Phone	Comcast & Verizon