

Sublease Features

- Fully furnished office and lab space within the 3-story, new construction Revolution Labs building
- Space has never been occupied
- Covered parking garage
- Building amenities include an on-site food and beverage café, bike storage, and a fitness center with locker rooms and showers
- Shuttle service to Alewife
- Located South of Route 2 with convenient access to Interstate 95 and less than 15 minutes from Cambridge



| Floor | 1 |
|--------------|--------------------|
| Size | 20,000 - 27,060 SF |
| Rental Rate | Negotiable |
| Availability | Immediate |
| Term | Negotiable |
| Space Type | Flex |
| Submarket | Lexington |
| Built | 2023 |
| Parking | 2.45/1,000 SF |

Virtual To



Reservoir

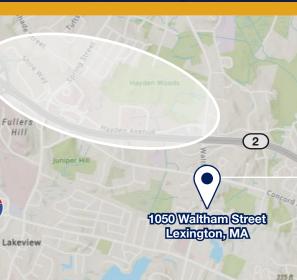
95

Lexington, Massachusetts

Lab/Office Sublease Opportunity

1050







O Avilar

TRIANA

KEROS

For More Information



Park/Wood

Belmont

Country Club

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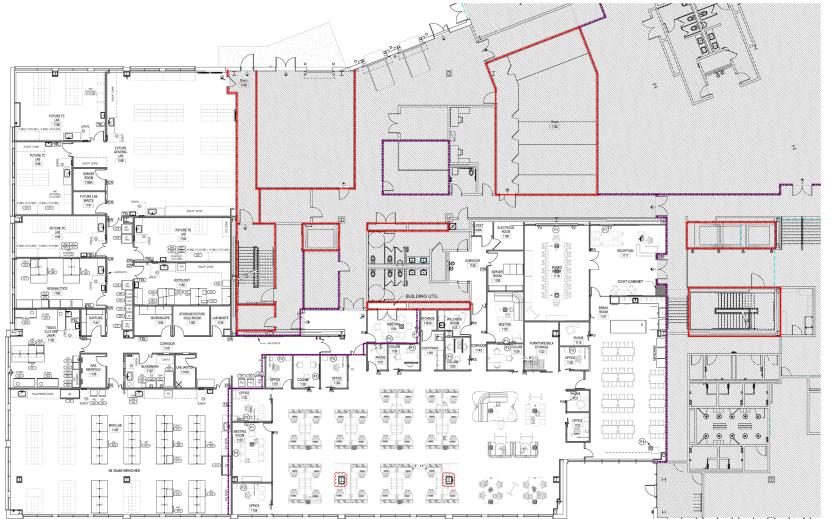


Julia Ryan 617.406.3089 jryan@cresa.com

> Menotomy Rocks Park

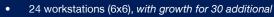
1050 Waltham Street, Floor 1

Lexington, Massachusetts





<u>ٿ</u> **Office Breakdown**



- 10 offices •
- 4 conference rooms
- 3 phone rooms •
- Kitchenette •
- Reception space
- Wellness room •
- Fully furnished with Audio Visual systems •

Lab Breakdown



- 2 recirculating fume hoods •
- 1 TC room, with room for growth of 4 additional TC labs and a general lab
- Equipment room/glass wash •
- 50 lab benches, with room for growth





- Compressed air (option for future hookups)
- Vacuum (option for future hookups) ٠
- Dedicated emergency generator •
- Shared pH system •
- Direct access to freight elevator •
- CO₂ in TC room only •
- Penthouse has 453 SF of space for dedicated • tenant equipment

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