

Space Profile

Floor	1
Size	1,029 - 2,393 SF
Rental Rate	Negotiable
Availability	Immediate
Term	Flexible
Type	Flex
Submarket	Waltham

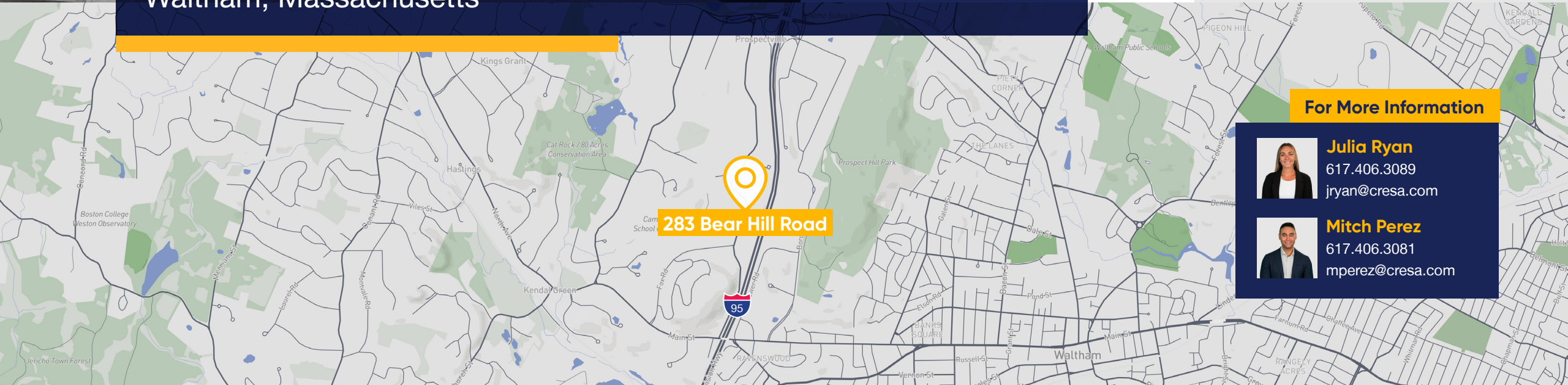
Key Highlights

- Flexible, private lab space
- 4-10 desks can be made available in shared office space
- Access to conference rooms/ huddle space
- Standalone building with good visibility
- Easy access to Interstate 95

283 Bear Hill Road

Waltham, Massachusetts

Lab Sublease Opportunity



For More Information



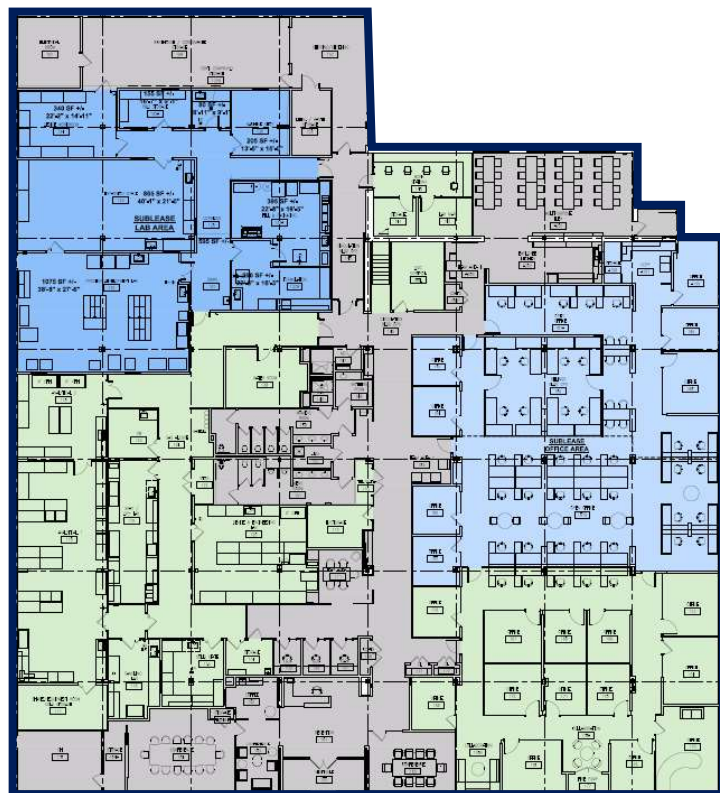
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283 Bear Hill Road, Floor 1

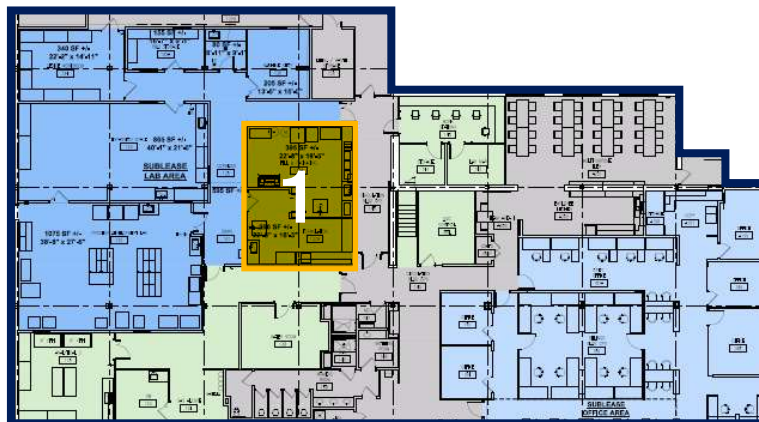
Waltham, Massachusetts



- Sub-Landlord Lab Space
- Tenant Occupied
- Sub-Landlord Office Space
- Shared Space

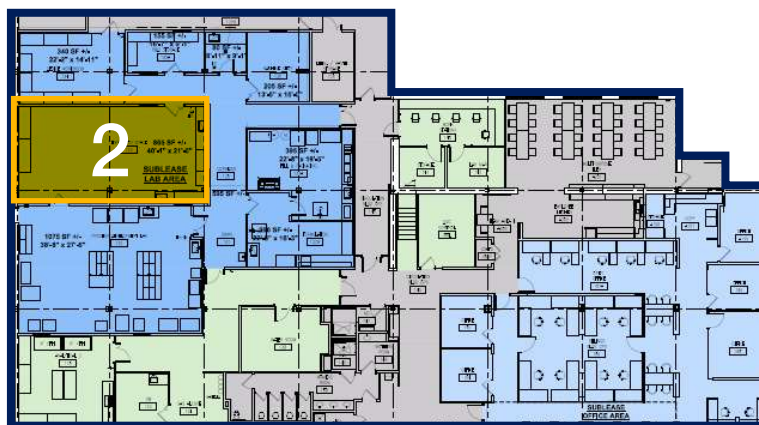
AVAILABLE OPTIONS

Both spaces can be leased together for a total of 2,393 SF



OPTION 1: 1,029 SF

- Fume hood
- Sink
- Biosafety cabinet
- Incubator
- Centrifuge
- Compressed air + nitrogen lines into potential TC room
- Benches
- Shared space: storage outside the lab, access to chemical waste room
- Shower and eyewash station
- High pH aqueous solution sink



OPTION 2: 1,238 SF

- RODI water system
- Biosafety cabinet
- Sinks (2)
- Vacuum lines
- Benches
- Incubator
- Shower station
- Eyewash stations (2)