



IGNITE TALENT. SPUR CREATION.

PREMIERE INNOVATION SPACE
OPPORTUNITY IN WALTHAM, MA



NEW LAB, OFFICE & WAREHOUSE SPACE



A BLUEPRINT FOR SUCCESS

600 Winter Street is 30,880 square feet of "maker-space" perfectly suited for today's R&D/manufacturing users in the technology, clean tech, and life science sectors. The building offers a flexible design, with access to loading, heavy power, and new BSL-2 lab and manufacturing rooms. The property features exceptional access to I-95 via Exit 27 and one of Winter Street's most visible signage opportunities.

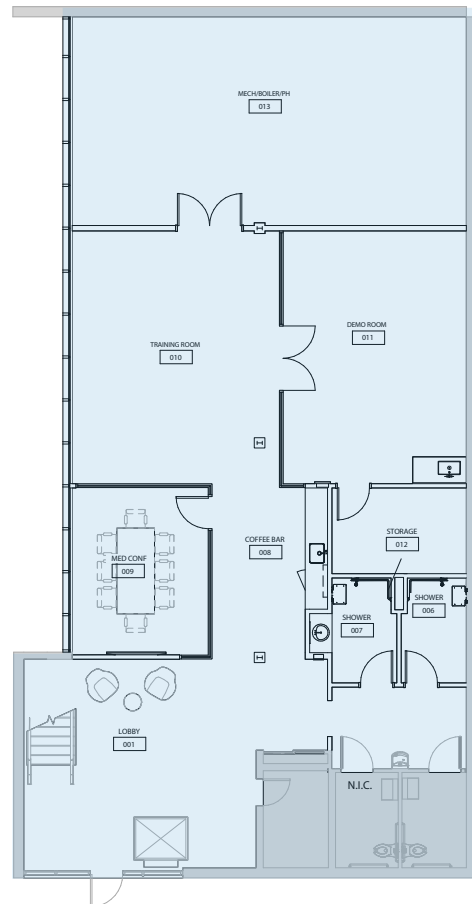


Building Highlights

-  Full-building renovation recently completed
-  3,000 amps of power
-  BSL-2 R&D labs
-  pH neutralization system
-  Purpose-built manufacturing spaces
-  Modern office build-out
-  Best in-class signage opportunity
-  Surrounded by some of the world's most innovative companies
-  Abundance of nearby amenities

FLOOR PLAN: AN OPTIMIZED R&D LAYOUT

Basement Floor

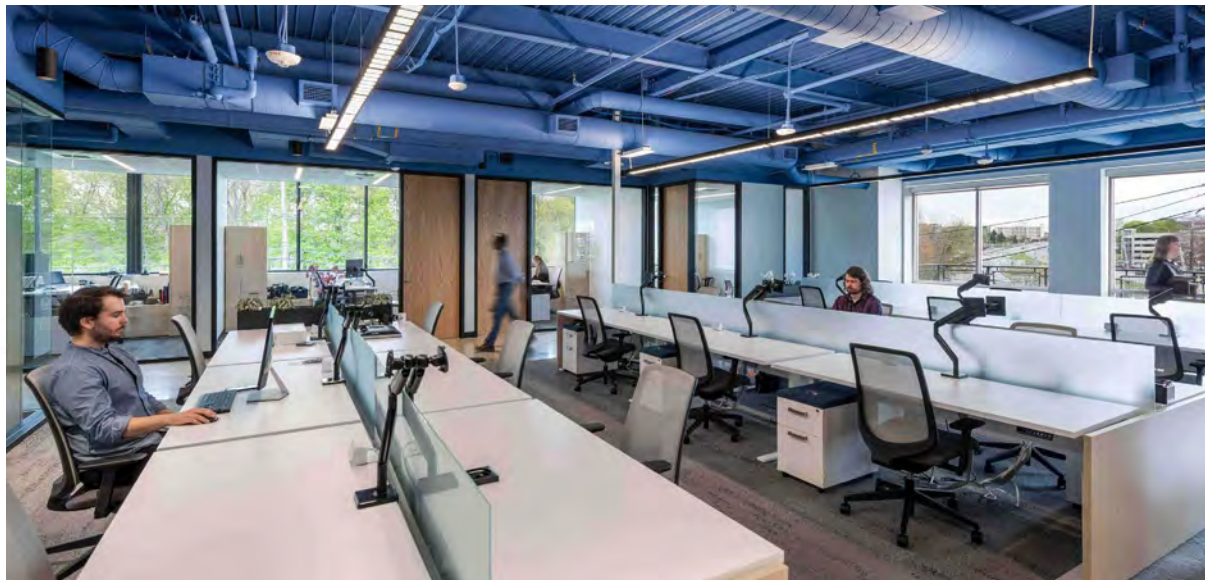


First Floor



*R&D/Flex space HVAC is augmented for lab airflow

NEWLY BUILT SPACE



THE IDEAL LOCATION

600 Winter Street's positioning along I-95 offers a seamless connection to Boston, Cambridge and Logan International Airport. Tap into one of Massachusetts' most talented labor forces who live within easy commuting distance of the Building, many of whom work for a host of 600 Winter Street's innovative neighbors.

Most importantly, 600 Winter Street is surrounded by some of Massachusetts' most innovative companies, from early stage start-ups to corporate headquarters for several Fortune 500 companies. 600 Winter Street offers a location in the center of it all.



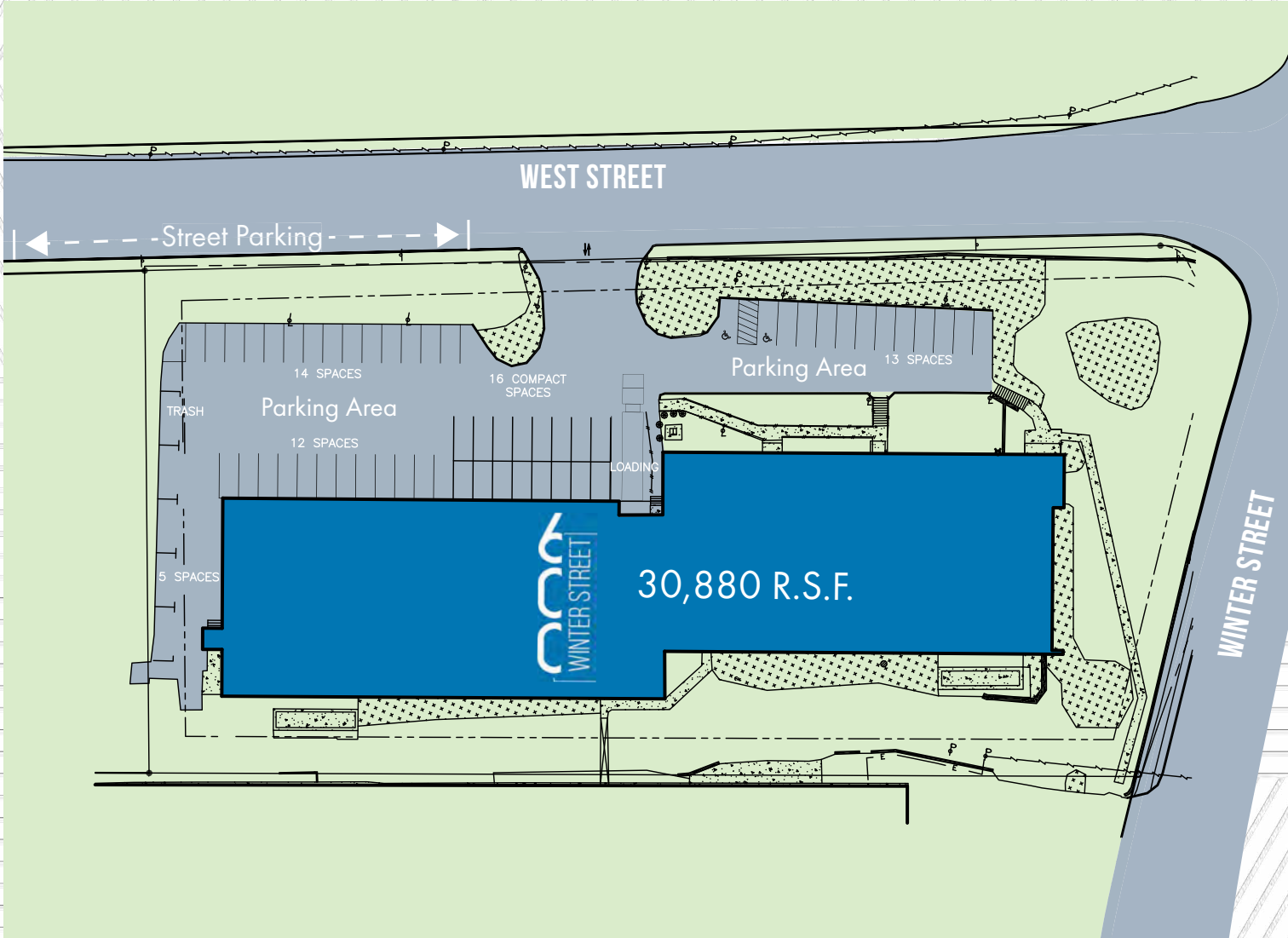
You Are In Good Company



Local Amenities

- | | | |
|----------------------------------|-------------------------------|--|
| 1. Courtyard by Marriott | 8. Westin | 17. Home Depot |
| 2. Holiday Inn Express | 9. Dunkin Donuts | 18. Market Basket |
| 3. Hilton Garden Inn | 10. Extended Stay America | 19. Not Your Average Joes |
| 4. Hyatt House | 11. The Painted Burro | 20. Jake n' Joe's Sports Grille |
| 5. Ruth's Chris Steak House | 12. The Local | 21. Starbucks & Watertown Savings Bank |
| 6. Copper House Tavern | 13. Bright Horizons Day Care | |
| 7. Bertucci's Italian Restaurant | 14. Embassy Suites by Hilton | |
| | 15. Residence Inn by Marriott | |
| | 16. Hampton Inn & Suites | |

BUILDING SPECIFICATIONS



SITE DESCRIPTION

Year Built:	1963
Renovated:	2023
Municipality:	Waltham, MA
Zoning:	Commercial (C)

STRUCTURE

Structure & Foundation:	Concrete foundation with masonry load-bearing exterior walls.
Exterior Facade:	Brick facade. Wall construction is brick with CMU back up with insulated metal stud wall and GWB interior.
Exterior Windows:	Aluminum storefront system with insulated glass.
Roof:	Fully-adhered EPDM with taped seams and mechanically attached substrate.
Loading:	One (1) loading dock
Clear Height:	12'2"

BUILDING SYSTEMS

Electrical System:	Electrical service is 3000 amp, 277/480 volt, three-phase, 4 wire, complete with ground fault protection.
HVAC System:	Ten (1) ton units
Fire/Life Safety:	Fully sprinklered. The fire protection systems are interlocked with the fire alarm systems and are fully monitored.
pH:	pH neutralization system
Gas:	National Grid
Water & Sewer:	City of Waltham
Generator:	350 kVA

LAB SYSTEMS

Lab Room Rating:	BSL-2
HVAC:	Dedicated lab HVAC for BSL-2 areas (15,000 CFM to the lab space)
RO/DI:	Two (2) Millipore Milli-Q IQ 7005
Utilities:	Vacuum and compressed air



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