

1432
MAIN
STREET



MAKE YOUR MARK
ON MAIN



First-class R&D /
medical / lab space
in Waltham, MA

BUILDING APPEAL

1432 Main Street is a 65,000 SF, two-story, first-class R&D, medical, and lab building strategically located along MA-117 with convenient access to I-95. Surrounded by numerous fast-casual and sit-down restaurants, retail locations and multi-family housing options, you won't want to miss this opportunity to make your mark at 1432 Main Street.

HIGHLIGHTS INCLUDING:



Full-Service Cafeteria
[1440 Main Street]



Recently renovated lobby,
restrooms, and common areas



Fitness Center
[1440 Main Street]



Two tailboard loading docks
with access to freight elevator



Shared Conference Center
[1440 Main Street]



New exterior facade



THE WALTHAM ADVANTAGE

Located at the intersection of Route 117 and Route 128 and one exit north of the Mass Pike, 1432 Main Street is just 20 minutes from downtown Boston and Logan International Airport. Waltham's numerous local amenities are also just a short drive away and include an abundance of fast-casual, sit-down dinner, coffee and lodging options. Waltham has benefited from substantial recent, retail, commercial and multi-family development making it the ideal location for tenant work-life balance.

WITHIN 2 MILES...



60
restaurants



62
retail stores



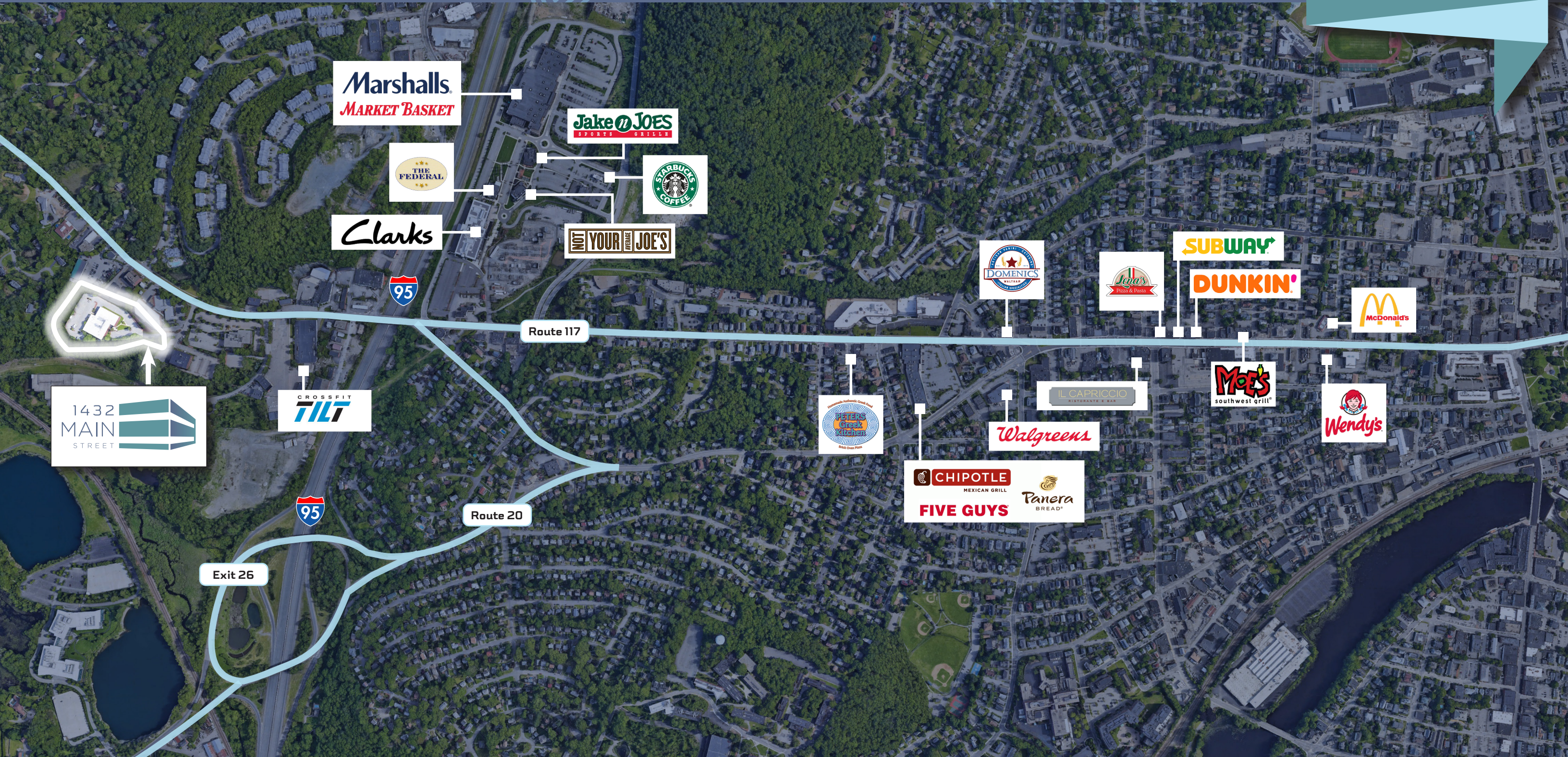
7
gyms/fitness
studios



25
coffee shops



14
hotels/lodges



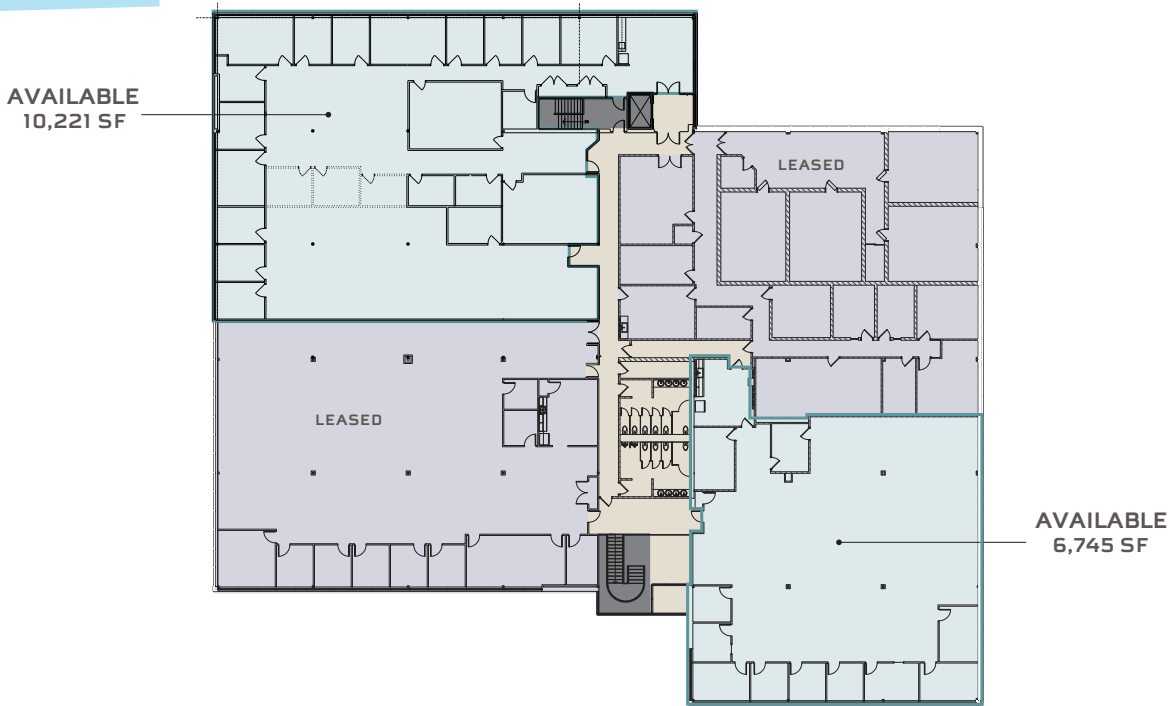
BUILDING SPECIFICATIONS

BUILDING SIZE:	±64,837 SF
STORIES:	Two
YEAR BUILT:	1984
LAND SIZE:	7.34 acres
CEILING HEIGHT:	13'4"
LOADING:	Two tailboard docks with access to freight elevator
PARKING:	3.3/1,000 SF
UTILITIES:	Gas: National Grid Electric: Eversource Water & Sewer: City of Waltham, MWRA
DATA ACCESS:	Comcast & Verizon

FLOOR 1



FLOOR 2



FOR MORE INFORMATION, PLEASE CONTACT THE LEASING TEAM:

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FERRIS DEVELOPMENT GROUP, LLC

