



IGNITE TALENT. SPUR CREATION.

PREMIERE INNOVATION SPACE
OPPORTUNITY IN WALTHAM, MA



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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 and life science sectors due to it's flexible design, access to loading, heavy power and new renovations. 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 exterior & interior renovations (complete Q4 2021)
-  Best in-class signage opportunity
-  Surrounded by some of the world's most innovative companies
-  Abundance of nearby amenities
-  Clean shell - ready for a customized fit-out

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.



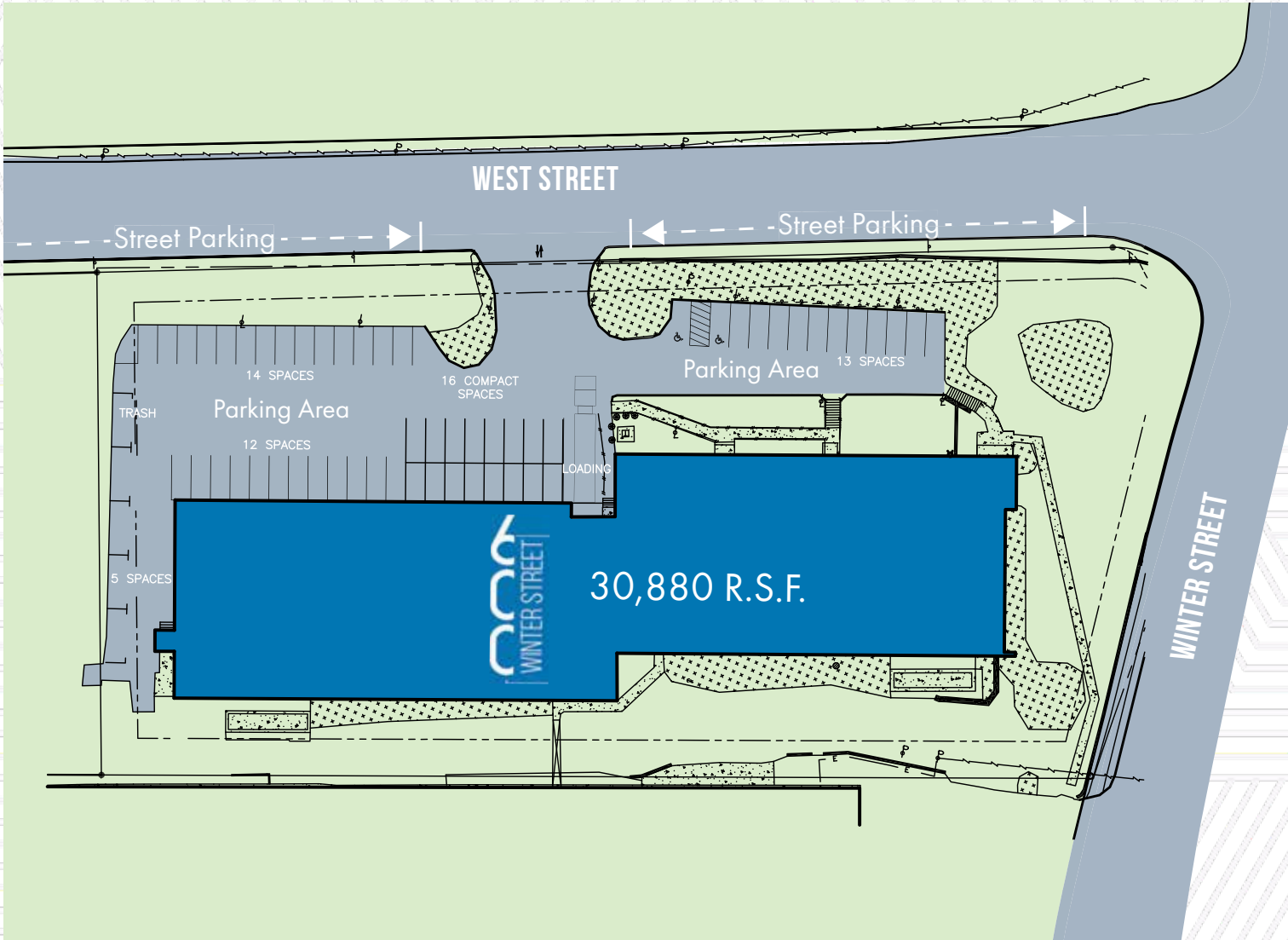
You Are In Good Company



Local Amenities

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

BUILDING SPECIFICATIONS



SITE DESCRIPTION

Year Built:	1963
Renovated:	2021
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

BUILDING SYSTEMS

Electrical System:	Electrical service is 3000 amp 277/480 volt, three-phase, 4 wire, complete with ground fault protection.
Emergency Power:	One (1), 1000 kW emergency generator set.
HVAC System:	Four (4) York gas-fired rooftop HVAC units or custom HVAC configuration to match tenant's requirements.
Fire/Life Safety:	Fully sprinklered. The fire protection systems are interlocked with the fire alarm systems and are fully monitored.
Gas:	National Grid
Water & Sewer:	City of Waltham



For more information, contact the leasing team:

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