



800 SOUTH ST

WALTHAM, MA

FOR LEASE | 2,306 SF OFFICE SPACE

SUMMER STUBBLEBINE
NICHOLAS STUBBLEBINE

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2,306 SF Office Space for Lease

PROPERTY HIGHLIGHTS

- Class A Office Space
- Delivered As Is/Furnished
- 0.3 Miles to Route I-95
- 1.3 Miles to Route 90

PROPERTY SPECIFICATIONS

Building Size:	2,306 SF
Suite:	620
Stories:	6
Term:	Sublease through Dec 1, 2028
Class:	A
Elevators:	3
Year Renovated:	2016
Parking Ratio:	1.93/1,000 SF
Sprinklers:	Wet
Sublet Rate:	\$35/SF NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	33,987	92,216	431,134
Total Population	93,668	249,523	1,126,737
Average HH Income	\$209,448	\$220,458	\$183,931





DISTANCE TO



1.6 MILES

3 MIN



1.1 MILES

3 MIN



1.8 MILES

5 MIN



3.8 MILES

8 MIN

BOSTON

13 MILES

20 MIN



0.5 MILES

FROM BRANDIES/
ROBERTS MBTA
STOP

NANOMOSAIC

EQUINIX

Visterra

PEGA

EMBASSY
SUITES
by Hilton

Rocket
software

COSTCO
WHOLESALE

exosome
a biotechne brand

ThermoFisher
SCIENTIFIC

THE
HOME
DEPOT

sanofi

WALTHAM



800 South Street, Waltham, MA



ANGLESIDE

ExtraSpace
Storage

FLASH
MOVING COMPANY

AUBURNDALE

NEWTON



WELLESLEY

9

Coca-Cola
NORTHEAST

Shark NINJA

Where Restaurants
Are Born

IDC

INTEX

GA
GROUP

10

ThermoFisher
SCIENTIFIC

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