

800 SOUTH ST

WALTHAM, MA

FOR LEASE | 2,306 SF OFFICE SPACE





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

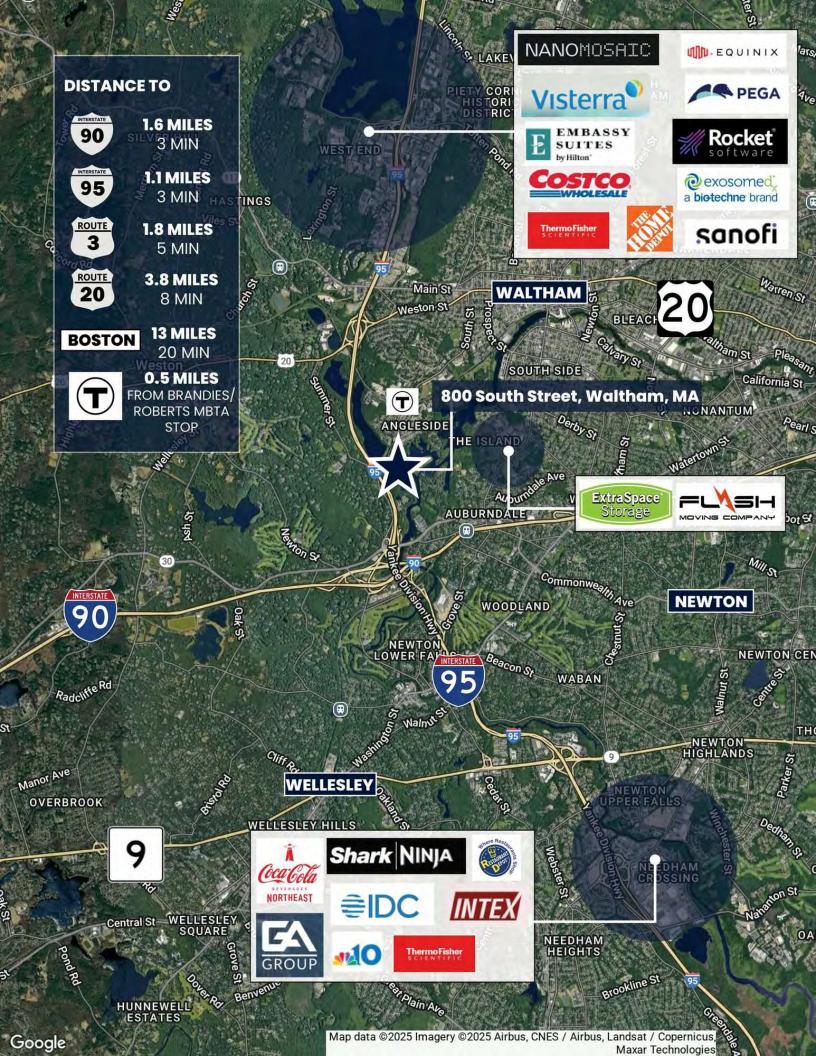
Building Size:		2,306 SF		
Suite:			620	
Stories:			6	
Term:	Sublease through Dec 1, 2028			
Class:			Α	
Elevators:			3	
Year Renovated:		2016		
Parking Ratio: 1.93/1,000 SF			3/1,000 SF	
Sprinklers: Wet				
Sublet Rate:	\$35/SF NNN			
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES	
Total Households	33,987	92,216	431,134	
Total Population	93,668	249,523	1,126,737	
Average HH Income	\$209,448	\$220,458	\$183,931	











800 SOUTH ST WALTHAM, MA FOR LEASE | 2,306 SF OFFICE SPACE SUMMER STUBBLEBINE NICHOLAS STUBBLEBINE 781.783.7903 978.202.0167 nick@stubblebinecompany.com summer@stubblebinecompany.com STUBBLEBINE We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no we obtained the information above from sources we believe to be reliable. However, we have the first extractly and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. COMPANY CORFAC INTERNATIONAL