

830 WINTER STREET

WALTHAM, MA

15,771 RSF FOR SUBLEASE • CLASS A LAB & OFFICE SPACE



FULLY FURNISHED OPPORTUNITY

15,771 RSF Size	Immediate Availability	Through December 2031 Term
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BUILDING HIGHLIGHTS

- Move-in Ready Lab Space
- Science Equipment Available
- 50/50 Lab-Office Ratio
- Located in Waltham’s Premier Life Science Hub
- Surrounded by Dining, Hotels, and Entertainment
- Immediate Access to Boston via I-95

OFFICE & CAFÉ

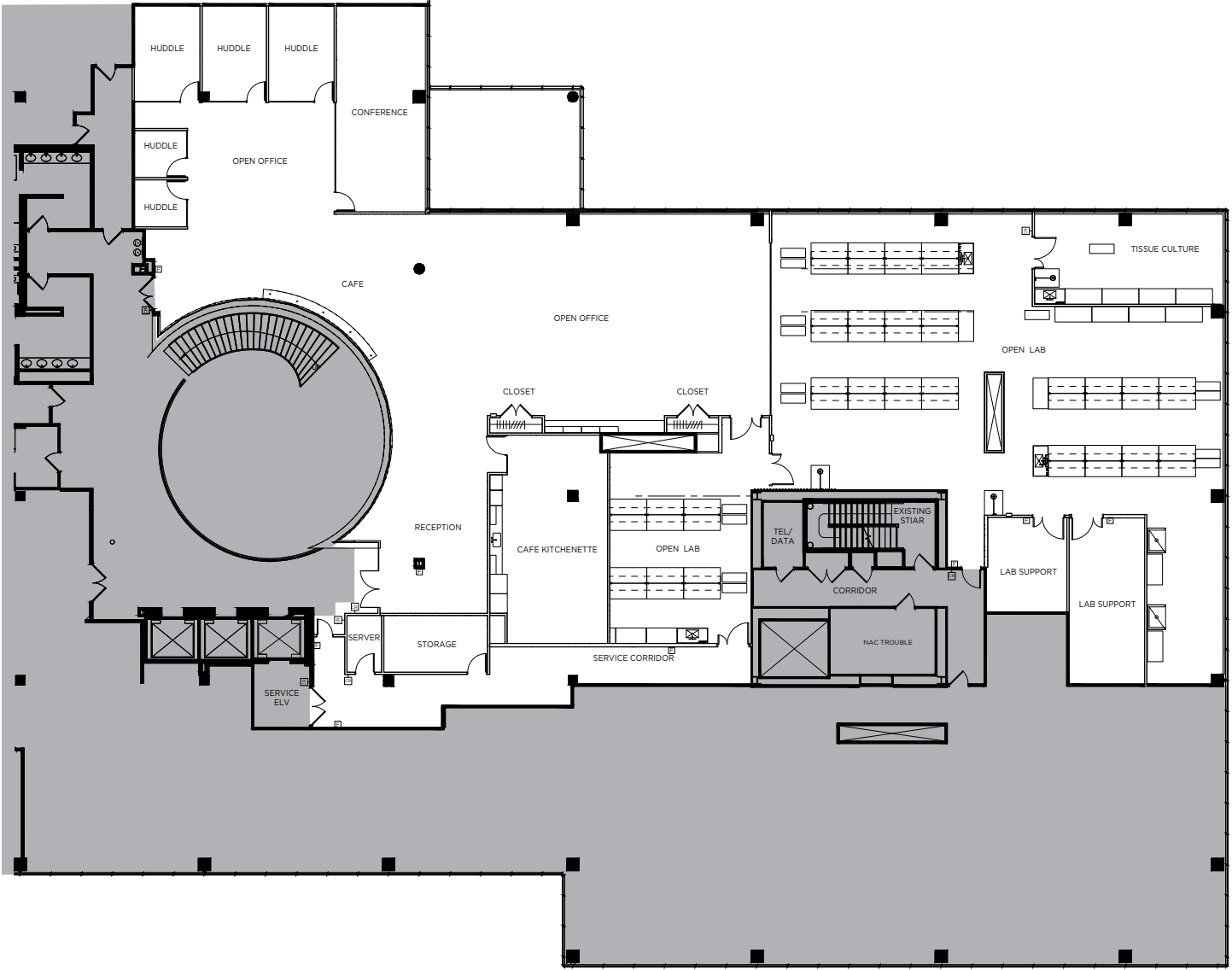
- **Desks:**
52 desks (32 standing desks)
- **Office Furniture:**
 - West Elm couch
 - Two chairs
 - Coffee table
 - 60” TV
- **Huddle Rooms (2):**
 - Two small conference tables with 3 chairs each
 - 55” TV in each room
- **Medium Conference Rooms (3):**
 - Conference table with 8 chairs
 - 60” TV in each room
- **Board Room:**
 - Seating for 18 at the table
 - 10 bench seats
 - Buffet with 75” TV
- **Zoom Capabilities:** Available in all conference rooms
- **Additional Meeting Areas:**
 - Main office: 60” TV
 - Café: 75” TV
- **Café Seating:**
 - 20 low-top seats
 - 10 high-top seats
- **Soft Seating Areas (3):**
 - Two chairs per area

LAB

- **Benches:** 59 benches (mix of tables with and without shelving)
- **Fume Hoods:** 2 fume hood

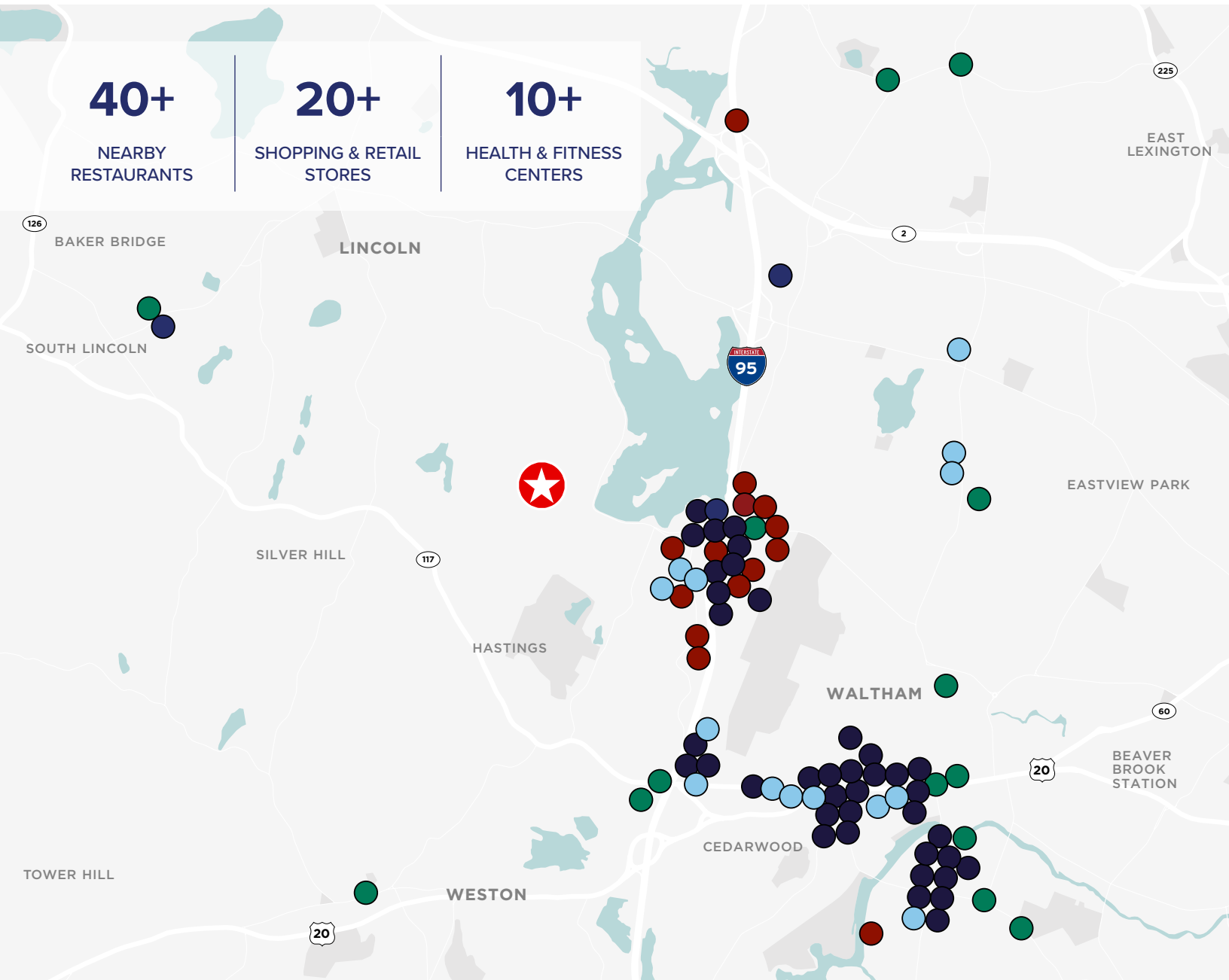
AVAILABILITY

2ND FLOOR - 15,771 RSF



PRIME LOCATION IN WALTHAM

830 WINTER STREET • WALTHAM, MA



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