

# 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



## 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

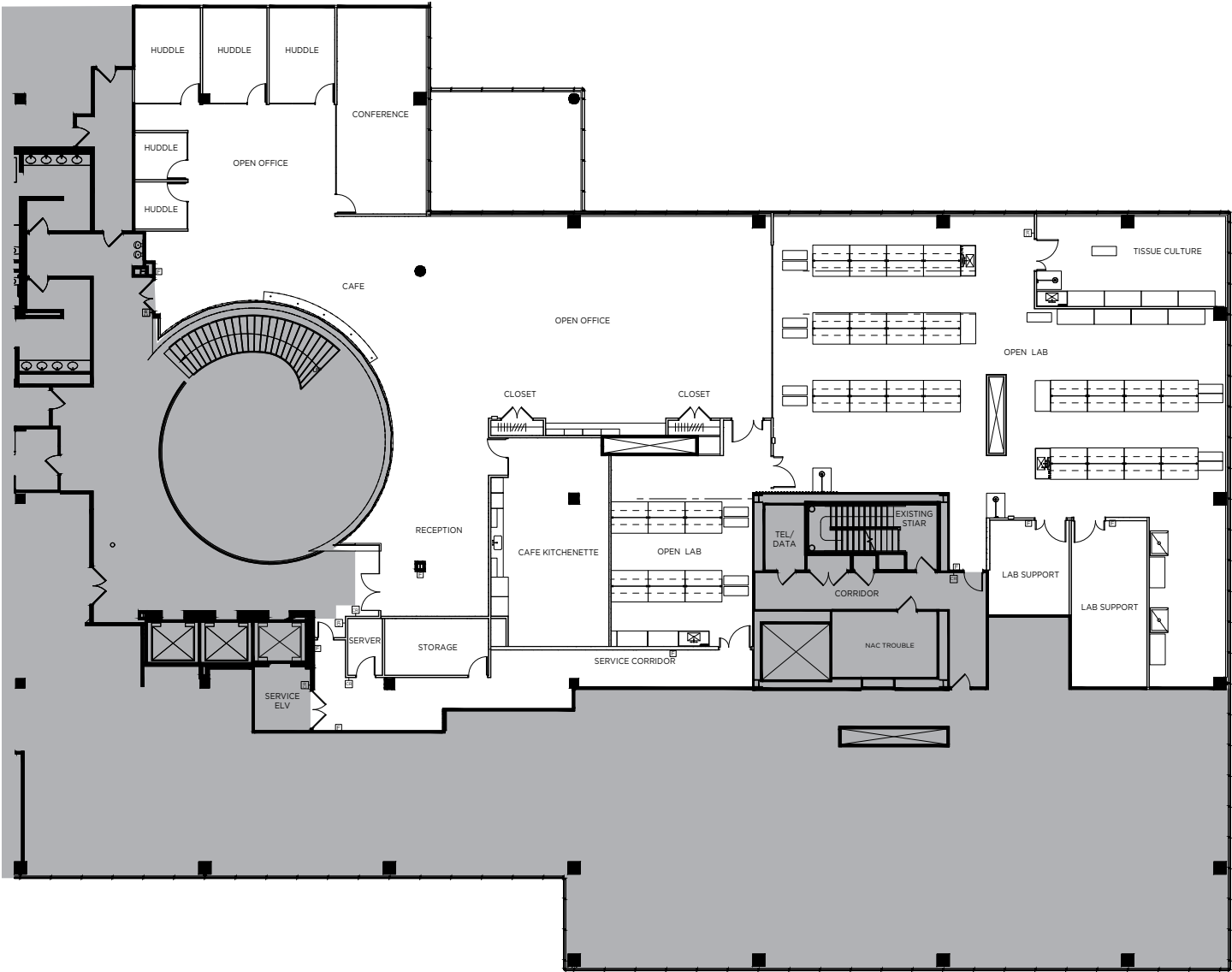
- **Desks:**  
52 desks (32 standing desks)
- **Office Furniture:**
  - West Elm couch
  - Two chairs
  - Coffee table
  - 60" TV
- **Huddle Rooms (2):**
  - Two small conference tables with 3 chairs each
  - 55" TV in each room
- **Medium Conference Rooms (3):**
  - Conference table with 8 chairs
  - 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

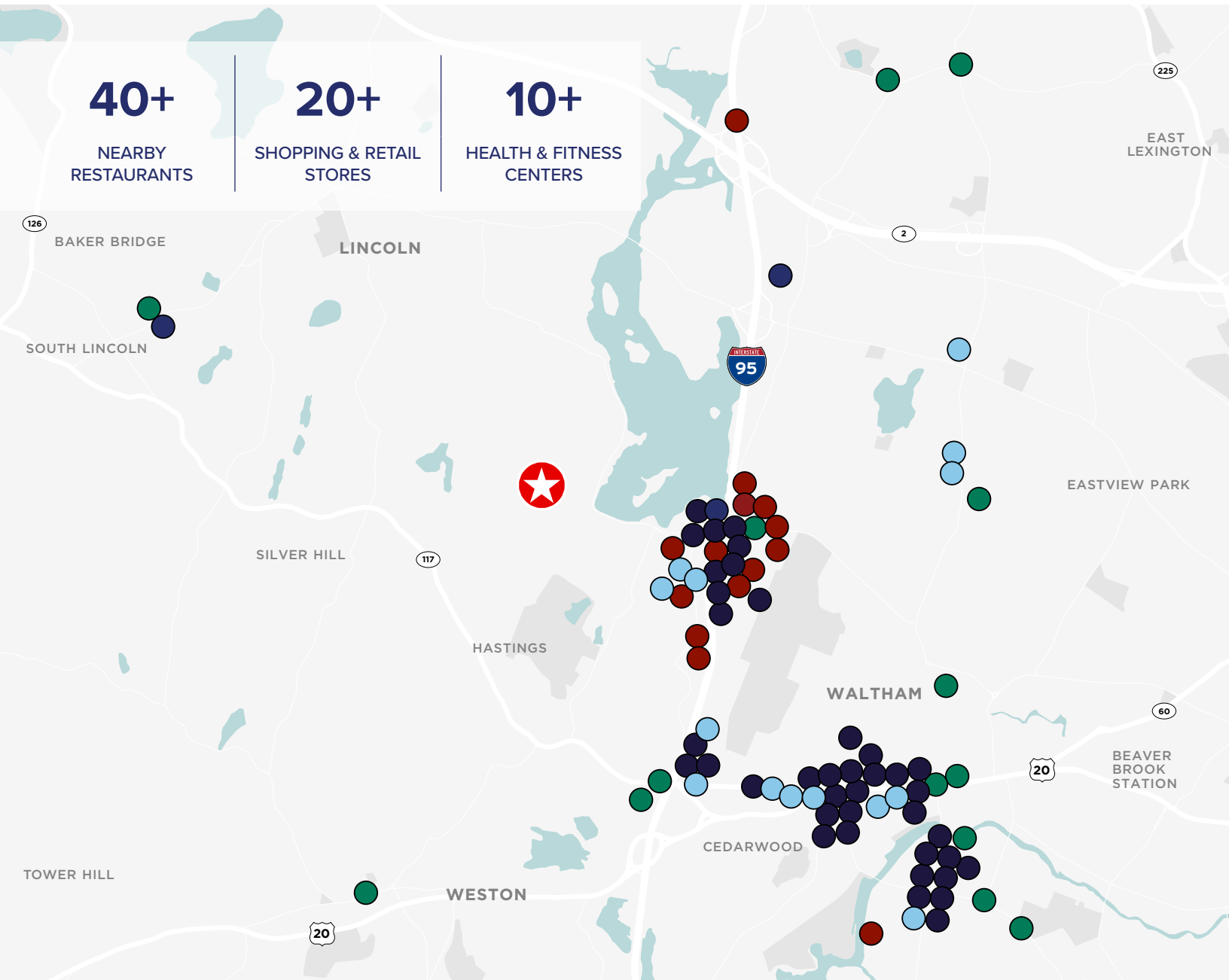
# AVAILABILITY

2ND FLOOR - 15,771 RSF



# PRIME LOCATION IN WALTHAM

830 WINTER STREET • WALTHAM, MA



FOR MORE INFORMATION, PLEASE CONTACT:

**Christopher Walsh**  
617-320-7495  
[christopher.walsh@cushwake.com](mailto:christopher.walsh@cushwake.com)

**Steven Pesapane**  
631-645-7059  
[steven.pesapane@cushwake.com](mailto:steven.pesapane@cushwake.com)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.