LINX

Make the Connection

at 490 Arsenal Way, Watertown

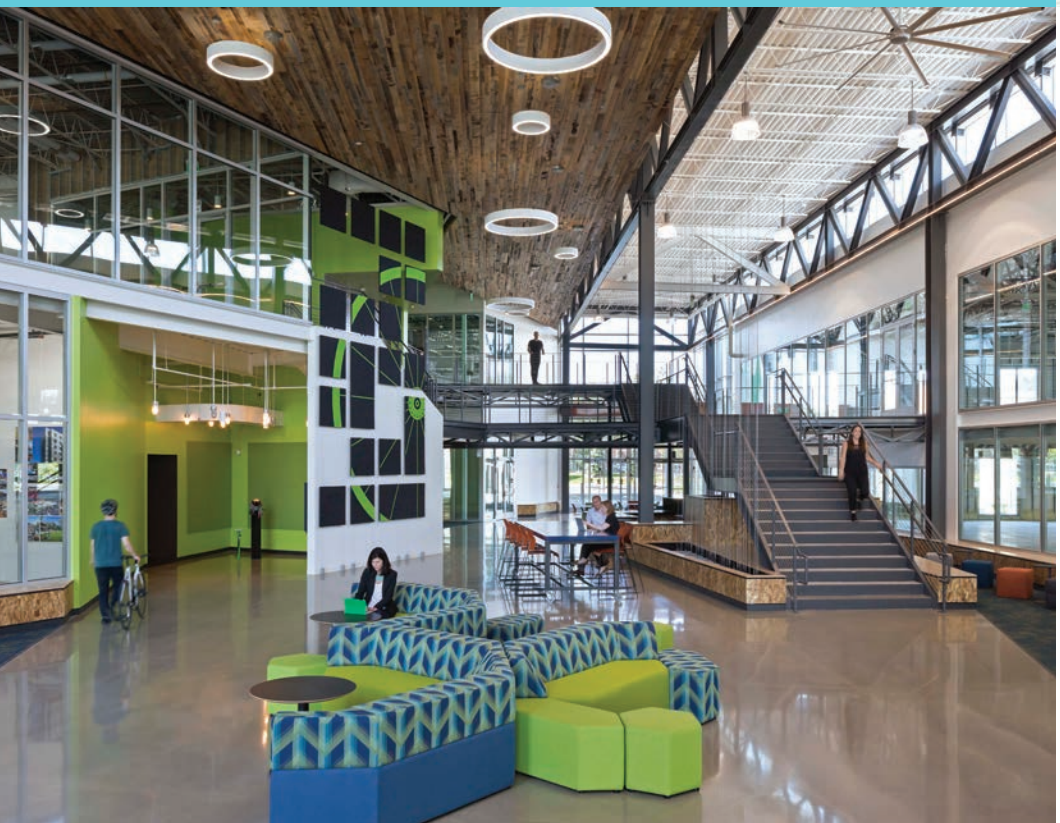
18,768 SF AVAILABLE

Purpose-Built Life Science Building

Available 2/2026

The **Project**

490 Arsenal Way offers a vibrant and unique work environment that fosters collaboration and creativity. With a bold aesthetic and engaging atmosphere, the building offers a truly distinctive alternative to traditional office and lab space.



Project **Highlights**

- Two-story 33′ Atrium Lobby
- Shuttle service to Harvard Square and the MBTA Red Line
- Indoor Bike Storage
- Lobby Seating and Café
- 12 EV Charging Stations
- 1 Acre of Outdoor Green Space
- Walking and Biking Trails
- 2.0 / 1,000 Parking Ratio
- Locker Rooms and Showers
- LEED Gold Core & Shell

2ND Floor
18,768 RSF

Labs and Lab Support | Offices, Office Support, and Meeting Rooms | Breakout Space | Tenant Support

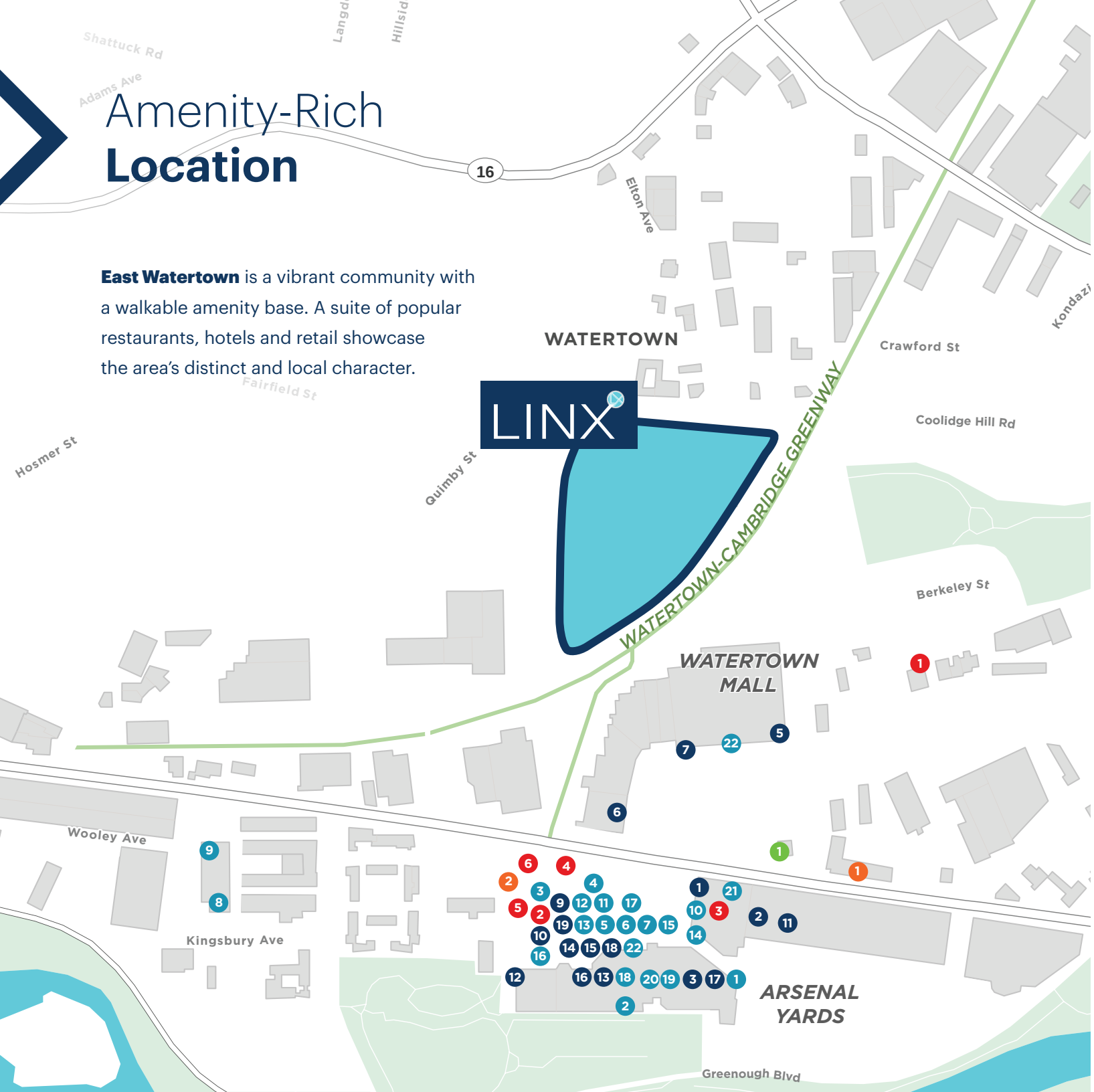
Space Features

50% Office | 50% Biology and Chemistry Lab

Tissue Culture, Freezer Room, Solvent Storage

Amenity-Rich **Location**

East Watertown is a vibrant community with a walkable amenity base. A suite of popular restaurants, hotels and retail showcase the area's distinct and local character.



HOTELS

1 Residence Inn by Marriott
2 Hampton Inn Suites

BANKING

1 Chase Bank

RESTAURANTS

1 Condesa
2 Mighty Squirrel
3 Naya
4 Medium Rare
5 Butterbird
6 Jersey Mike's
7 Chip City
8 Branch Line
9 Panera Bread
10 Frank Pepe Pizzeria Napoletana
11 Pokeworks
12 Vitality Bowls
13 Blackbird Donuts
14 City Works - Watertown
15 Sweetgreen
16 Chipotle Mexican Grill
17 Kura Revolving Sushi Bar
18 Shake Shack
19 Tori Jiro
20 Buttermilk Bourbon
21 Ben & Jerry's
22 Starbucks

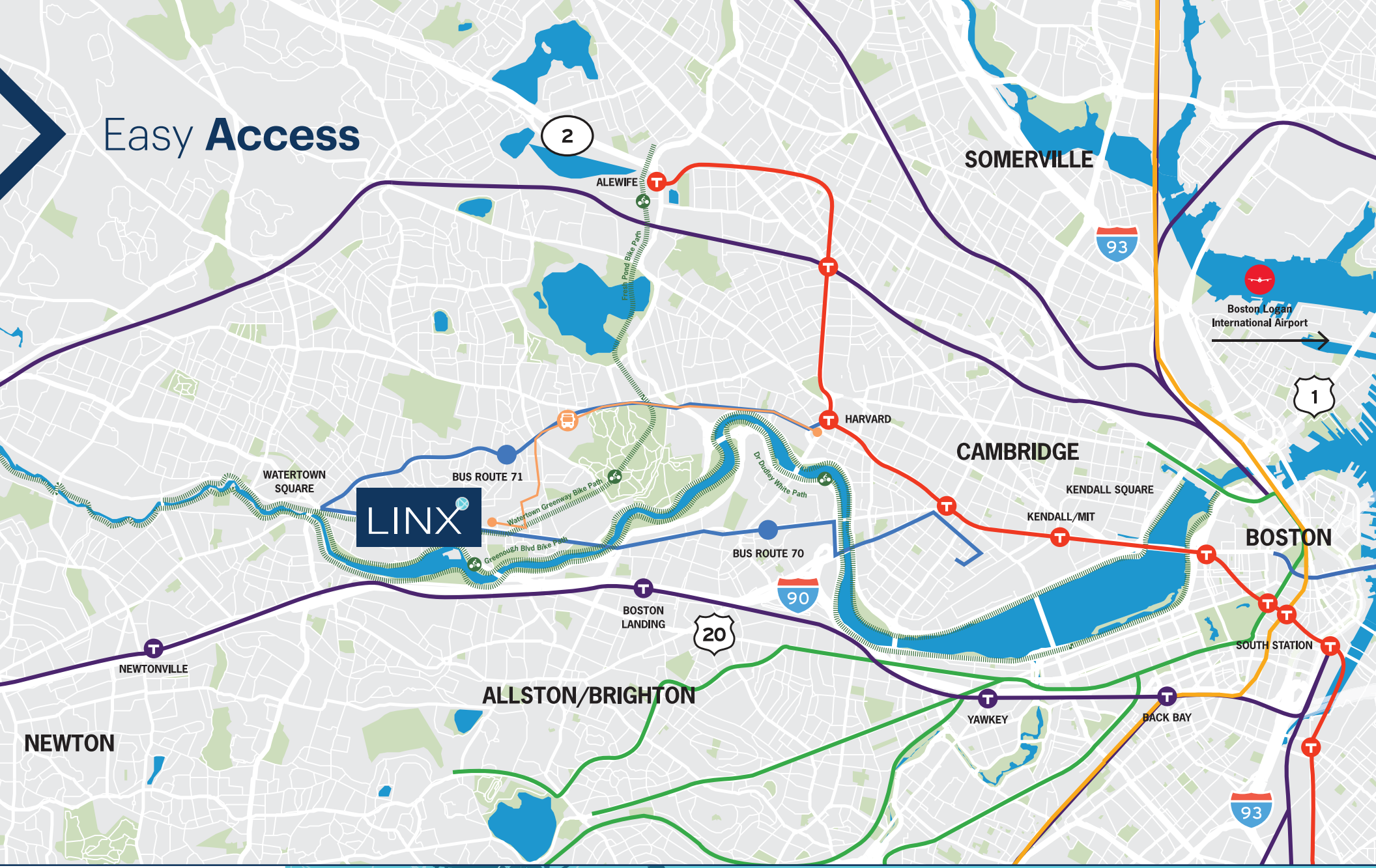
HEALTH CLUBS / GYMS

1 CrossFit Arsenal
2 Pure Barre
3 Central Rock Gym
4 solidcore
5 f45 Training
6 Rumble

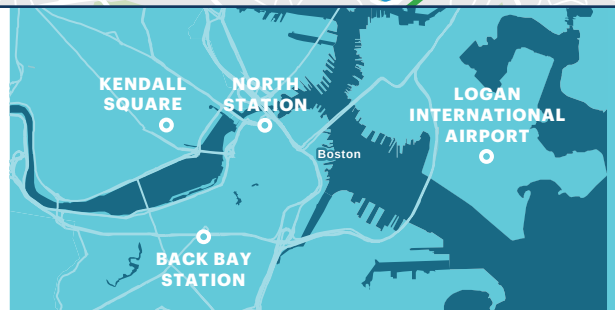
SHOPPING

1 Nike Unite
2 The Majestic 7 Cinema
3 Roche Bros. Watertown
5 Target
6 Best Buy
7 CVS Pharmacy
9 AT&T
10 T-Mobile
11 The Home Depot
12 Marshalls
13 Old Navy
14 Too Tempted Boutique
15 J Crew
16 Ulta Beauty
17 Gordons Fine Wines
18 Warby Parker
19 GNC

Easy **Access**



- MBTA Commuter Rail
- MBTA Subway
- MBTA Bus
- Watertown Connector
- Watertown Greenway Bike Path



Direct Service to Harvard Square via Watertown Connector shuttle
Every 15 Minutes

Drive **Times**

10 min Harvard Square	15 min Kendall Square
17 min North Station	19 min Logan Airport

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