

# FOR LEASE — OFFICE/MEDICAL SPACE



## CONVENIENT WALTHAM LOCATION

210 Bear Hill Road, Waltham MA

Hillcrest Properties



Hillcrest Properties is pleased to present this Medical Office Building located at 210 Bear Hill Road in Waltham. Located on 6 acres, the Hillcrest Office Park offers easy access to Route 128/95, Route 2 and the Massachusetts Turnpike. The area is serviced by many shops, restaurants, fitness facilities and hotels. Waltham is rapidly becoming a leading technology, biotech, retail and medical destination with major technology companies and Boston hospitals expanding in the City.

### KEY BUILDING FEATURES:

- 4 Story Office & Medical building
- 2 story atrium
- Ribbon style windows
- Elevator access to all floors
- Multiple zone HVAC with 24/7 access
- Ample on-site parking with Reserved Parking garage
- Serviced by many area restaurants, shops, fitness facilities & hotels
- Long term stable ownership & Professional property management



HILLCREST PROPERTIES  
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