

FOR LEASE — OFFICE/MEDICAL SPACE



Hillcrest Properties

CONVENIENT WALTHAM LOCATION

220 Bear Hill Road, Waltham MA



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:

- 2 Story Office & Medical building with 2 story atrium
- High ceilings 10' to finished drop ceiling and up to 19'+
- Column Spacing: 150' x 60' & 100' x 45' clear span.
- Fully accessible with elevator access to all floors
- Multiple zone HVAC with 24/7 access
- 3,200amps, 480v 3-phase power
- Loading Dock & Van Dock



HILLCREST PROPERTIES
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