



266 Second Avenue Waltham, Massachusetts

Lab Sublease Available

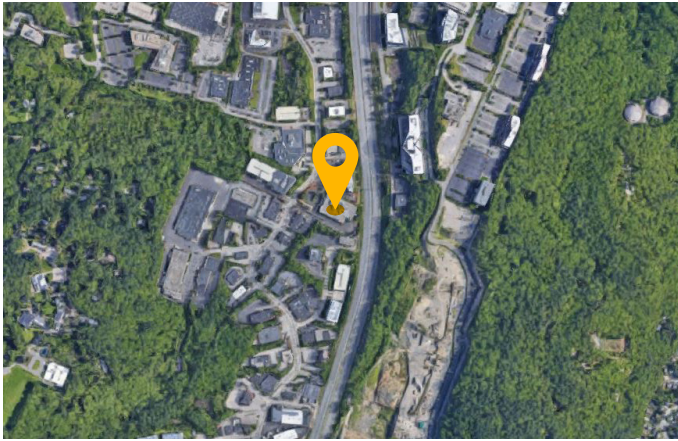
Space Profile

Premises	46,290 SF
Floor	1st Floor
Availability	Immediate
Term	Through December 2024
Built	1998, renovated 2017
Parking	3.61 spaces per 1,000 SF with 579 covered garage spaces
Loading	1 dedicated loading dock
Lab to Office Ratio	65% lab to 35% office
Building Amenities	Fitness center, bike storage, full service cafe
Building Ownership	Alexandria Real Estate Equities
HVAC	Dedicated 300 ton York Chiller
Power	2,000 amp, 480/277 volt, 3-phase, 4-wire service with dedicated diesel powered backup generator

Features

- Dedicated pH treatment room within the space
- Specialty gas and vacuum piping throughout
- Existing improvements include BL2 labs, fume hoods, ISO clean room, and cold room

Map



For More Information

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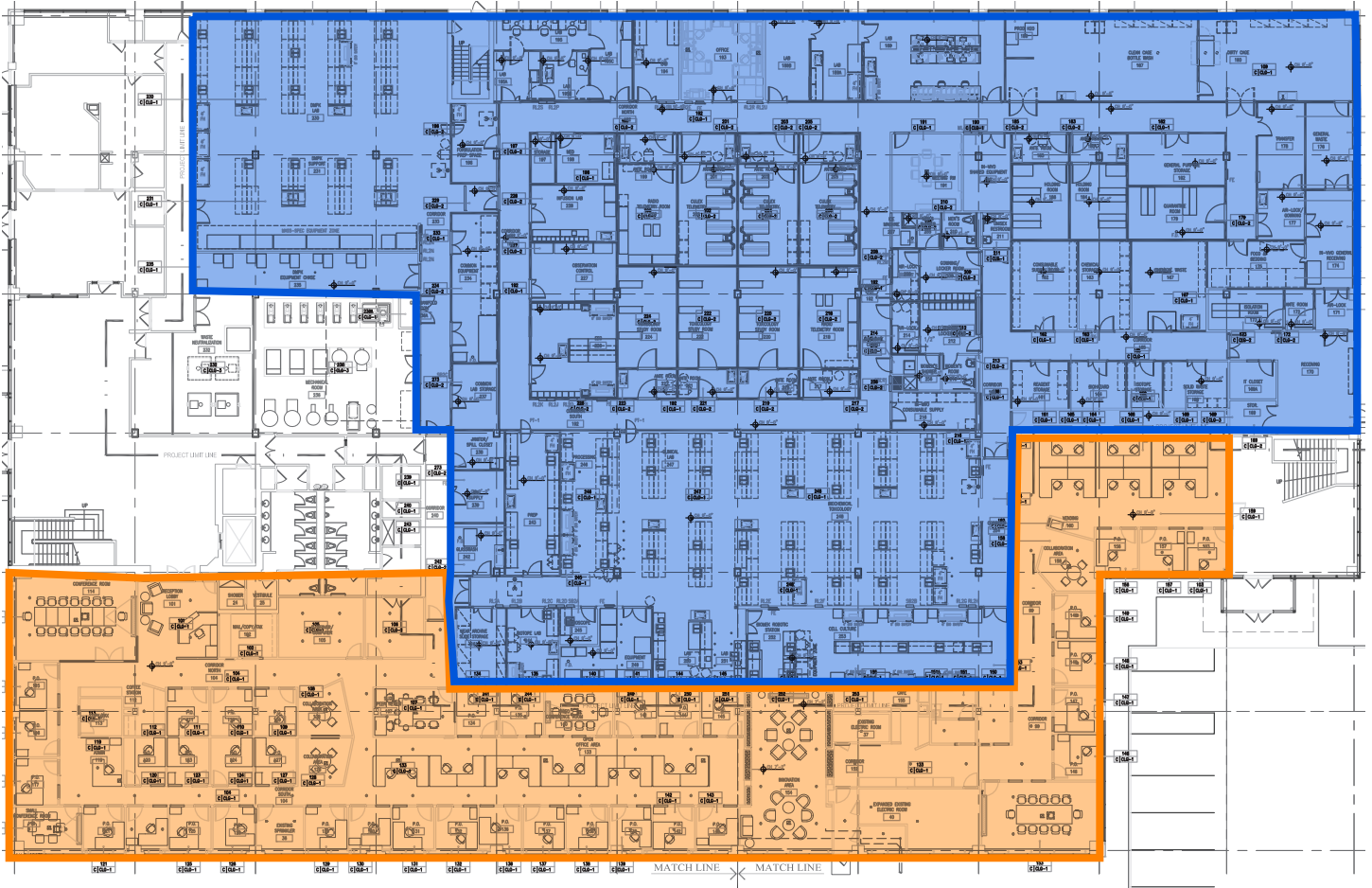
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1st Floor - 46,290 SF



Key

- Laboratory
- Workplace



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