



950 Winter Street

Waltham Sublease Opportunity

85,857 SF



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The Opportunity

Cresa is pleased to present a unique sublease opportunity of 85,857 SF located in one of the most desirable markets in suburban Boston.

Bay Colony is located 12 miles from Boston, adjacent to the Winter Street interchange of Route 128 and a short distance from both Route 2 and the Massachusetts Turnpike, overlooking the scenic Cambridge Reservoir.

Situated on a 58-acre hilltop site with panoramic views of the Cambridge Reservoir, Waltham, and the Boston skyline, this approximately 1,000,000 square foot, four-building Class A office park is consistently regarded as one of the most prestigious addresses in suburban Boston.

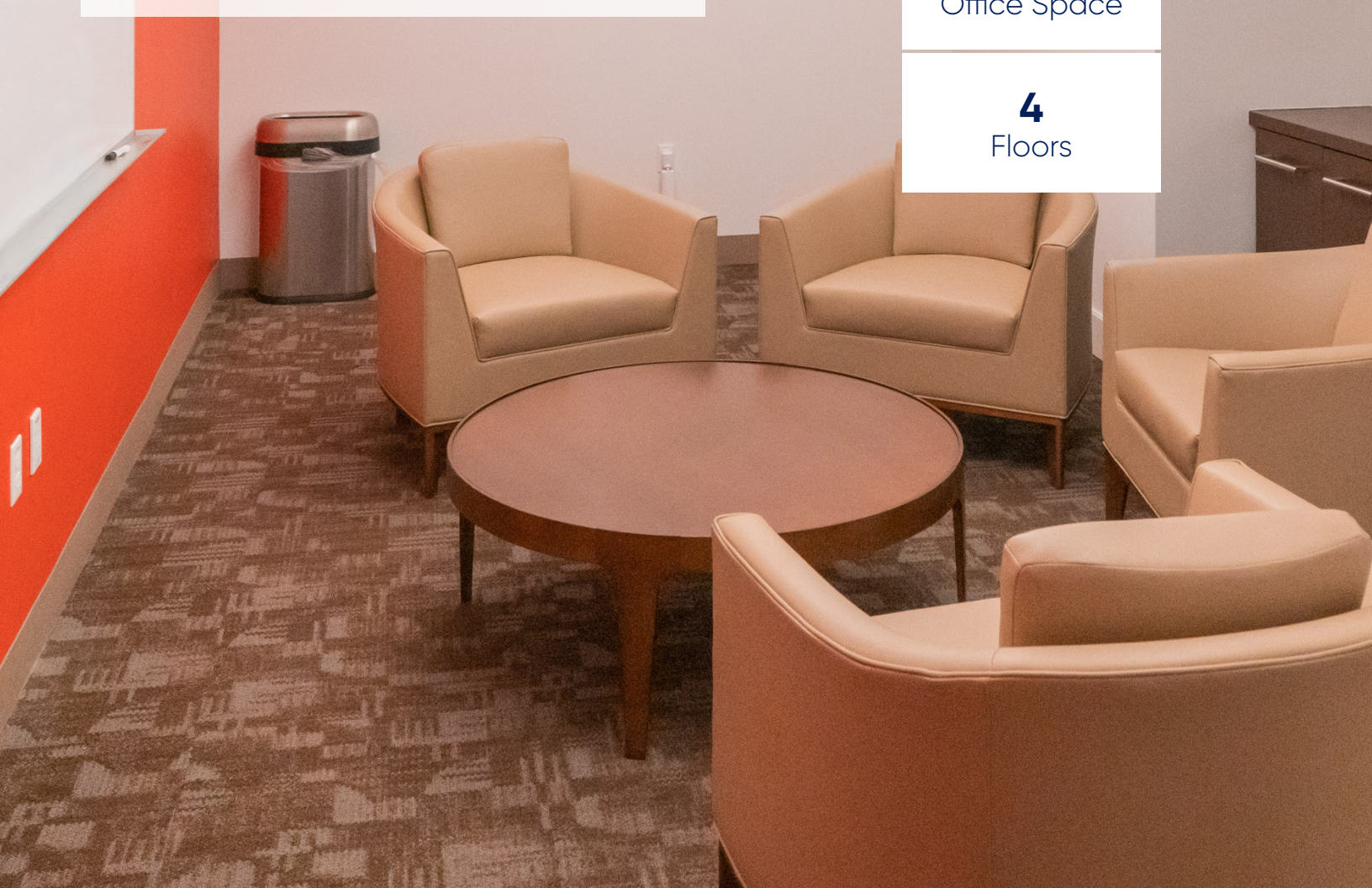
950
Winter
Street

THE NUMBERS

276,000
Square Feet

Class A
Office Space

4
Floors



The Opportunity

Space Details

950 Winter Street Sublease

85,857
TOTAL RSF

Easily divides into several sizes:
**17,000 / 35,000 / 51,000 /
69,000 / 85,000** RSF

3.1 

Parking Spaces per 1,000 SF

250 

Covered Parking Spaces on a
First-come, First-served Basis

Immediate

Availability

2nd and 3rd

Floors

Term Through

April 2029

(3, 5 and 8 Year Terms Available)

Features



Headquarter Potential



Dramatic Views of
Cambridge Reservoir and
Downtown Boston



Great Glass Line,
Abundant Light



Cafe, Gym &
Conference Center



Amenity Rich Location



Furniture Available





Location Overview

Area Amenities & Attractions

Within 10 minutes of 950 Winter Street you will find:

Food & Drink

Bertucci's
Starbucks
Five Guys
Panera Bread
In A Pickle
Moody's Deli
Solea
Il Capricio
Ruth's Chris
The Federal
The Local

Osteria Posto
Dominic's Bakery
Dunkin Donuts
Taqueria Mexico
Jake & Joes
Not Your Average Joe's
Green Papaya
The Bistro
Craft Food Hall Project
Mighty Squirrel

Stay

The Westin
Extended Stay America
Hyatt
Embassy Suites
Hampton Inn
Courtyard Marriot
Holiday Inn
Best Western
Hilton Garden Inn

Get Active

OrangeTheory
Boston Sports Club
Crossfit Watch City
Planet Fitness
WorkOutWorld
Crossfit One Nation

Shop

Market Basket
Verizon
Marshalls
Bank of America
Party City

Explore

Cambridge Reservoir
Charles River Canoe & Kayak
Waltham Watch Museum
The Robert Paine Estate
Prospect Hill Conservation



Hello Neighbors!



Location Overview

Area Amenities & Attractions



Raytheon

Alkermes

BSC
boston sports clubs

nationalgrid

E
EMBASSY
SUITES
by Hilton

MGH
MASSACHUSETTS
GENERAL HOSPITAL

Bright Horizons
Early Education & Preschool

vistaprint

csb Cambridge
SAVINGS BANK

Bertucci's
BRICK OVEN PIZZA & PASTA

H Holiday Inn
Express
& Suites

COPPER HOUSE
TAVERN

DUNKIN'

Pizzi Farm
MARKET, DELI & ICE CREAM SHOPPE

Campus Overview



Covered Parking

Covered Parking

950 Winter



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