

FOR LEASE

# Waverley Oaks Park

411 Waverley Oaks Road | Waltham, MA



## Overview

LEASE RATE

Contact Broker

AVAILABLE SF

6,000 SF



## Description

Waverley Oaks Park is a 1,100,000+/- square foot office park. A premiere destination for companies of all sizes, Waverley Oaks Park includes a corporate headquarters environment, excellent expansion opportunities, established local ownership, efficient floor plans, amazing on-site amenities, and abundant parking. Space available for office, flex/R&D, and warehouse opportunities.

Tenants are provided with the finest campus amenities to sweat, shop and dine. Numerous fitness options, including the newly renovated Waverley Oaks Athletic Club; a variety of retail options; and fantastic dining options for lunch and after work round out the community destination that is Waverley Oaks Park.

Waverley Oaks Park offers direct shuttle service to and from the Alewife Red Line Station, which is located 3.9 miles away. Central location with access to major highways. Thirty minutes to downtown Boston and Logan International Airport.

## Contact

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## Demographics

	1 MILE	3 MILES	5 MILES
Population	18,672	180,842	511,572
Average HH Income	\$134,781	\$146,337	\$146,717
Total Daytime Population	17,751	174,166	471,223

Year: 2019 | Source: Esri

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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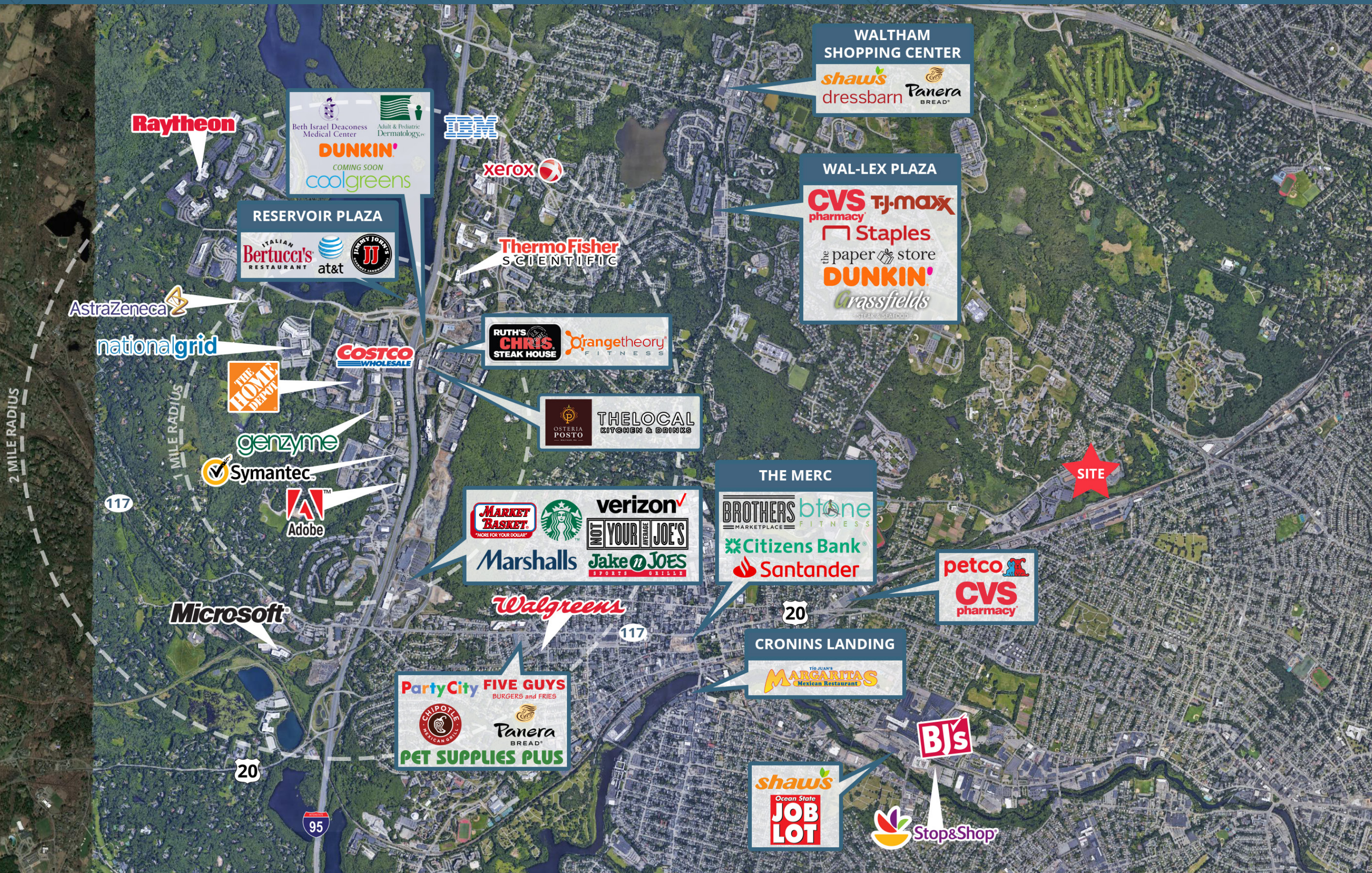
# Waverley Oaks Park

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# Waverly Oaks Office Park

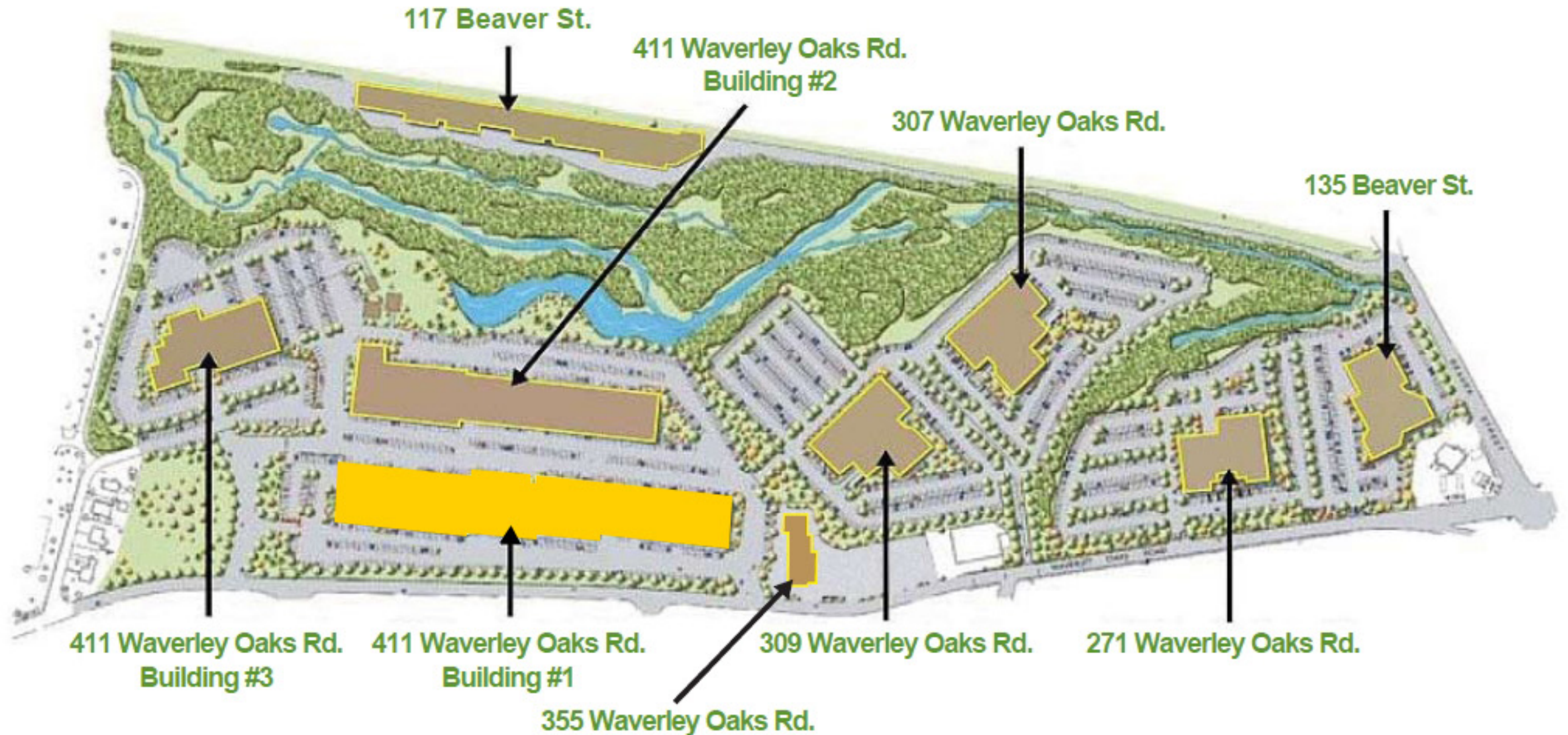
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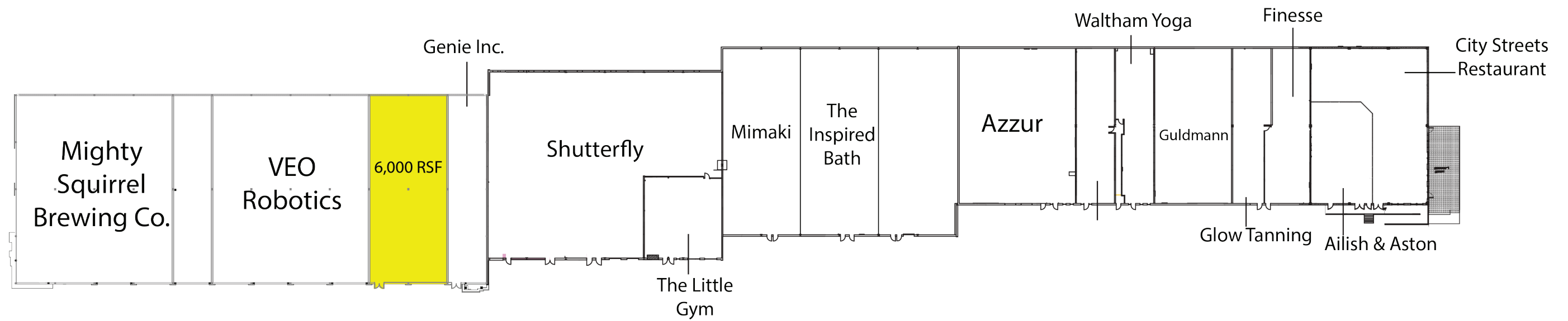


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# Waverley Oaks Office Park

Waltham, MA • 1,100,000± Sq. Ft. Office, Retail and R&D Space





# Executive Summary

411 Waverley Oaks Road | Waltham, MA



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	17,092	165,902	468,324
2010 Population	17,621	166,921	477,256
2019 Population	18,672	180,842	511,572
2024 Population	19,164	188,330	529,628
2000-2010 Annual Rate	0.31%	0.06%	0.19%
2010-2019 Annual Rate	0.63%	0.87%	0.75%
2019-2024 Annual Rate	0.52%	0.81%	0.70%
2019 Male Population	47.7%	48.2%	48.2%
2019 Female Population	52.3%	51.8%	51.8%
2019 Median Age	39.7	40.0	34.9

In the identified area, the current year population is 511,572. In 2010, the Census count in the area was 477,256. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 529,628 representing a change of 0.70% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

## Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	78.9%	73.9%	72.0%
2019 Black Alone	4.6%	4.8%	5.7%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	11.0%	13.4%	15.1%
2019 Pacific Islander Alone	0.0%	0.1%	0.0%
2019 Other Race	2.6%	4.3%	3.3%
2019 Two or More Races	2.7%	3.3%	3.7%
2019 Hispanic Origin (Any Race)	6.9%	10.3%	8.7%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.1 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	161	176	170
2000 Households	6,532	69,259	192,167
2010 Households	6,597	69,783	193,421
2019 Total Households	6,907	74,787	205,288
2024 Total Households	7,093	77,880	212,587
2000-2010 Annual Rate	0.10%	0.08%	0.07%
2010-2019 Annual Rate	0.50%	0.75%	0.65%
2019-2024 Annual Rate	0.53%	0.81%	0.70%
2019 Average Household Size	2.47	2.33	2.30

The household count in this area has changed from 193,421 in 2010 to 205,288 in the current year, a change of 0.65% annually. The five-year projection of households is 212,587, a change of 0.70% annually from the current year total. Average household size is currently 2.30, compared to 2.27 in the year 2010. The number of families in the current year is 103,297 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	27.1%	30.5%	34.5%
<b>Median Household Income</b>			
2019 Median Household Income	\$105,435	\$104,501	\$101,341
2024 Median Household Income	\$121,499	\$117,841	\$114,261
2019-2024 Annual Rate	2.88%	2.43%	2.43%
<b>Average Household Income</b>			
2019 Average Household Income	\$134,781	\$146,337	\$146,717
2024 Average Household Income	\$157,478	\$165,941	\$165,982
2019-2024 Annual Rate	3.16%	2.55%	2.50%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$53,277	\$60,527	\$59,475
2024 Per Capita Income	\$61,915	\$68,561	\$67,189
2019-2024 Annual Rate	3.05%	2.52%	2.47%

## Households by Income

Current median household income is \$101,341 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$114,261 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$146,717 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$165,982 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$59,475 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$67,189 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	85	76	69
2000 Total Housing Units	6,667	71,095	197,414
2000 Owner Occupied Housing Units	3,936	36,485	90,950
2000 Renter Occupied Housing Units	2,596	32,775	101,217
2000 Vacant Housing Units	135	1,835	5,247
2010 Total Housing Units	6,896	73,523	203,354
2010 Owner Occupied Housing Units	4,109	38,337	94,266
2010 Renter Occupied Housing Units	2,488	31,446	99,155
2010 Vacant Housing Units	299	3,740	9,933
2019 Total Housing Units	7,183	78,754	215,485
2019 Owner Occupied Housing Units	4,235	39,123	96,963
2019 Renter Occupied Housing Units	2,672	35,664	108,325
2019 Vacant Housing Units	276	3,967	10,197
2024 Total Housing Units	7,345	81,673	222,267
2024 Owner Occupied Housing Units	4,403	40,793	100,878
2024 Renter Occupied Housing Units	2,691	37,087	111,709
2024 Vacant Housing Units	252	3,793	9,680

Currently, 45.0% of the 215,485 housing units in the area are owner occupied; 50.3%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 203,354 housing units in the area - 46.4% owner occupied, 48.8% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 2.61%. Median home value in the area is \$714,939, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.70% annually to \$777,647.