

# 280 Moody Street

## Waltham, MA 02453



DOWNTOWN WALTHAM; between Pine and Gordon Streets

Office: 7,500 rsf total (divisible) - second floor

*Note: Currently divided in to 3 areas (4,420 rsf, 1,610 rsf, 1,500 rsf) however other feasible configurations will be considered if necessary*

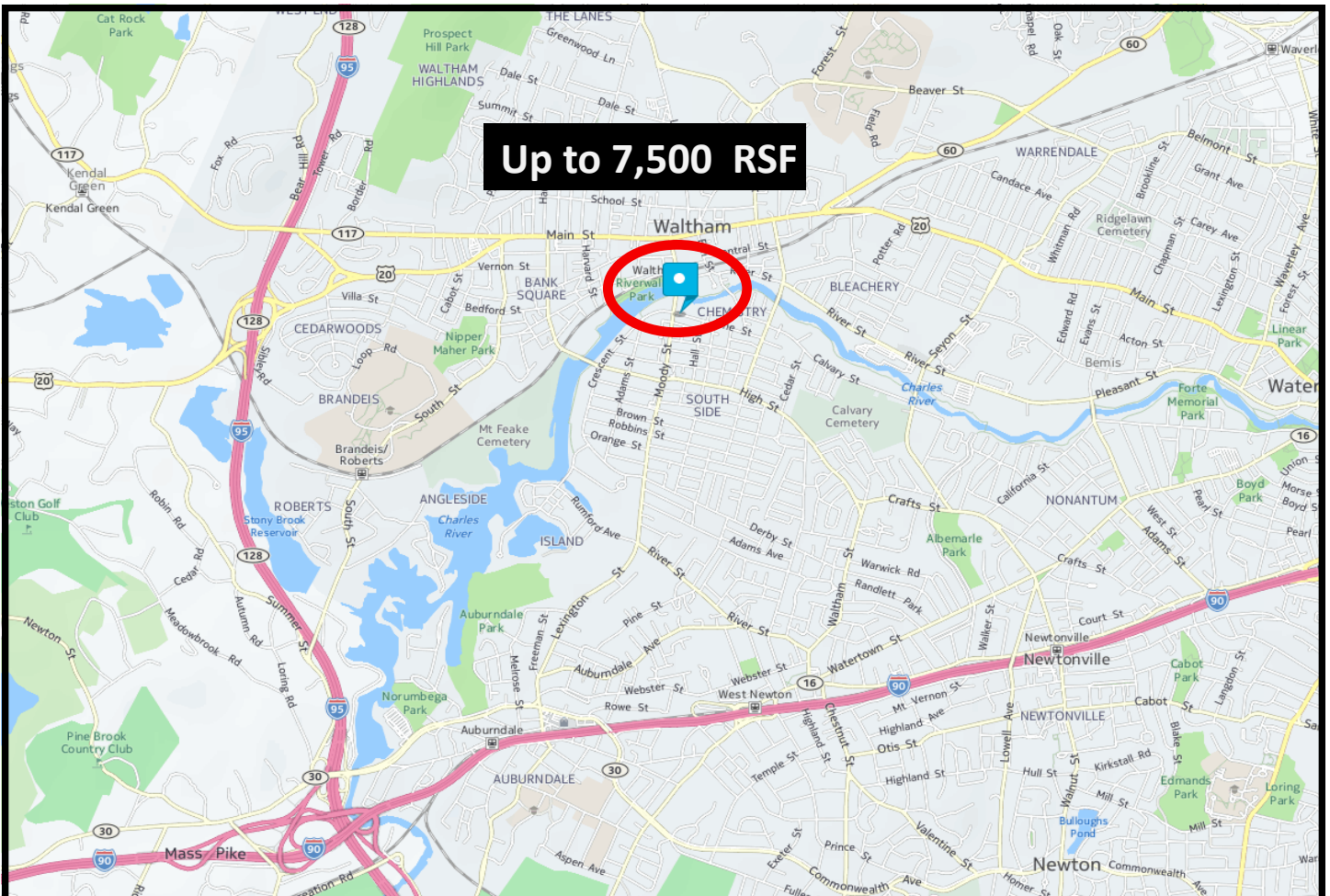
Rent: Low to mid \$20's/rsf/yr

Utilities: Separately metered; electric (lights, outlets & AC), gas (heat), water & sewer

Availability: Immediate

Ceiling Heights: 10' to finish 12' to deck (estimated)

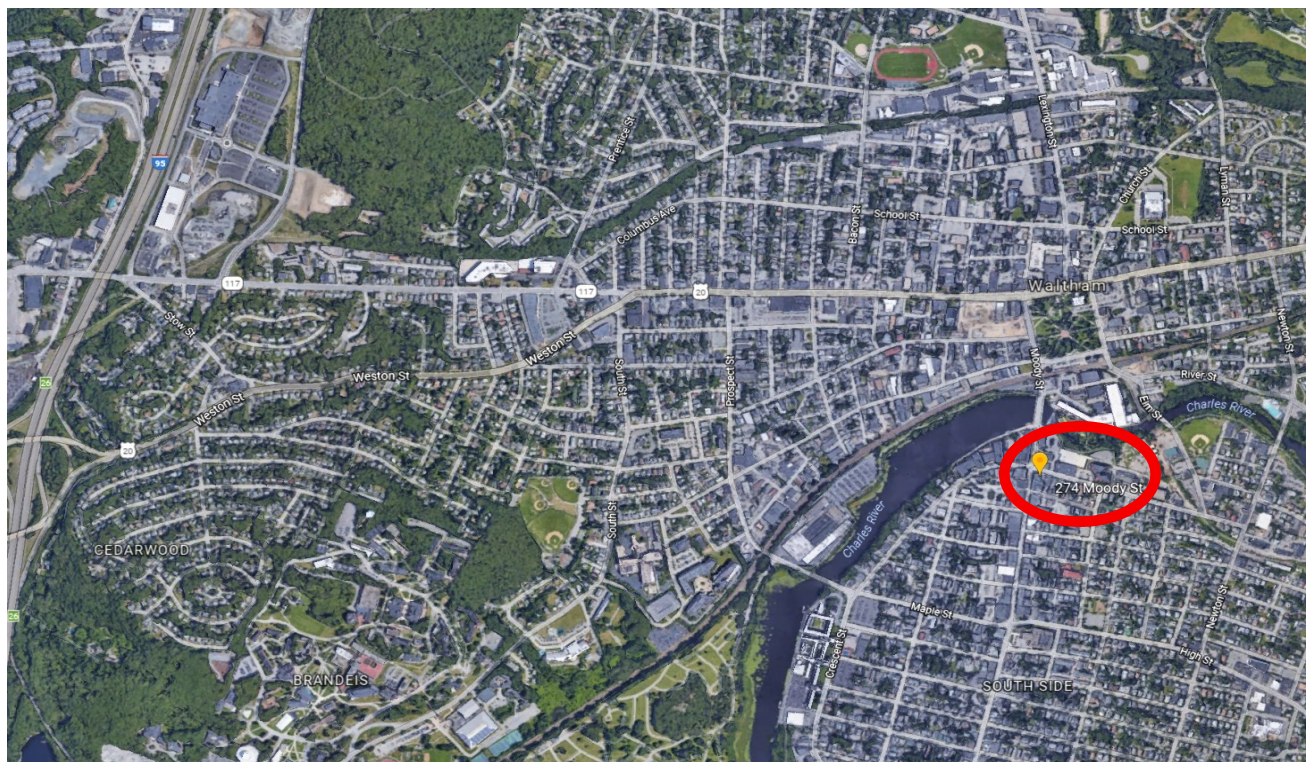
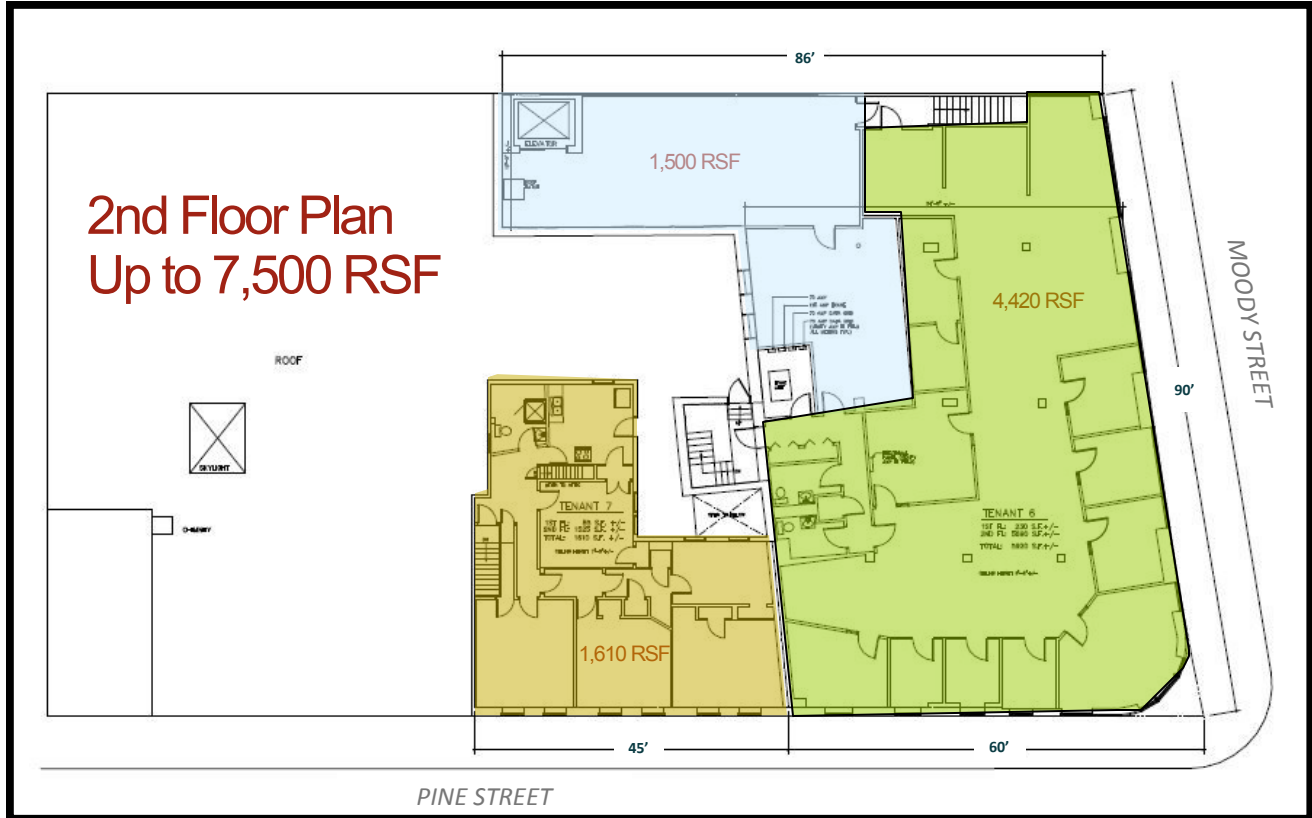
Window Line: 90' on Moody Street  
105' on Pine Street



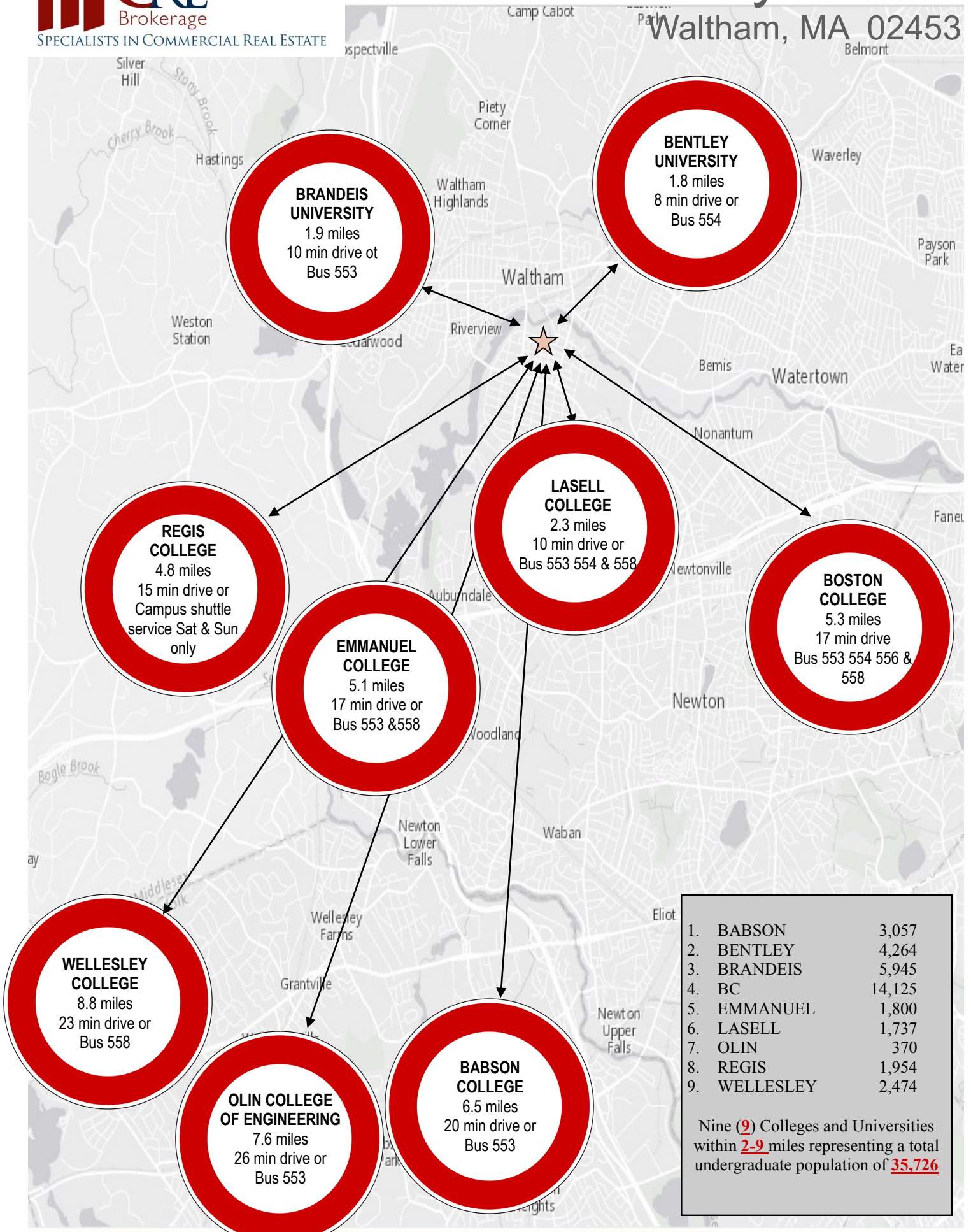
Note: Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior lease, sale or removal from the market without notice.

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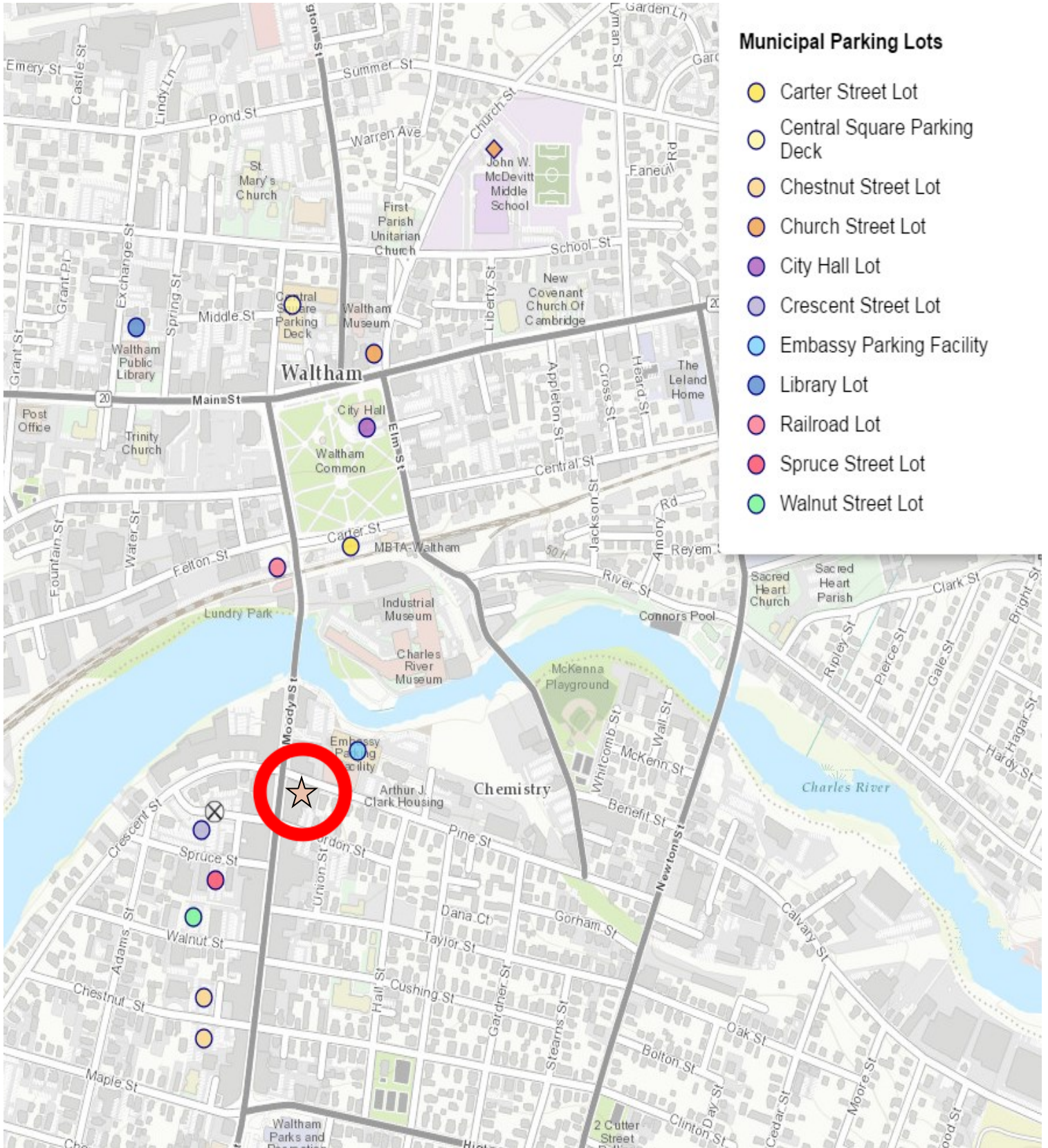


1.	BABSON	3,057
2.	BENTLEY	4,264
3.	BRANDEIS	5,945
4.	BC	14,125
5.	EMMANUEL	1,800
6.	LASELL	1,737
7.	OLIN	370
8.	REGIS	1,954
9.	WELLESLEY	2,474

Nine (9) Colleges and Universities within 2-9 miles representing a total undergraduate population of 35,726

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### Municipal Parking Lots

- Carter Street Lot
- Central Square Parking Deck
- Chestnut Street Lot
- Church Street Lot
- City Hall Lot
- Crescent Street Lot
- Embassy Parking Facility
- Library Lot
- Railroad Lot
- Spruce Street Lot
- Walnut Street Lot

