



Lab/Office Sublease Opportunity

# 1050 Waltham Street (Revolution Labs)

Lexington, Massachusetts

### Space Profile

Floor	1
Size	20,000 - 27,060 SF
Rental Rate	Negotiable
Availability	October 1, 2023
Term	Negotiable
Space Type	Flex
Submarket	Lexington
Built	2023
Parking	2.45/1,000 SF

### Sublease Features

- Fully furnished office and lab space within the 3-story, new construction Revolution Labs building
- Space has never been occupied
- Covered parking garage
- Building amenities include an on-site food and beverage café, bike storage, and a fitness center with locker rooms and showers
- Shuttle service to Alewife
- Located South of Route 2 with convenient access to Interstate 95 and less than 15 minutes from Cambridge



### For More Information

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1050 Waltham Street  
Lexington, MA

# 1050 Waltham Street, Floor 1

Lexington, Massachusetts



## Office Breakdown

- 24 workstations (6x6), with growth for 30 additional
- 10 offices
- 4 conference rooms
- 3 phone rooms
- Kitchenette
- Reception space
- Wellness room
- Fully furnished with Audio Visual systems



## Lab Breakdown

- 50% lab | 50% office
- 2 recirculating fume hoods
- 1 TC room, with room for growth of 4 additional TC labs and a general lab
- Equipment room/glass wash
- 50 lab benches, with room for growth



## Lab Services

- Compressed air (option for future hookups)
- Vacuum (option for future hookups)
- Dedicated emergency generator
- Shared pH system
- Direct access to freight elevator
- CO<sub>2</sub> in TC room only
- Penthouse has 453 SF of space for dedicated tenant equipment

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# 1050 Waltham Street, Amenities

Lexington, Massachusetts

