



THE CORE
WALTHAM

275 SECOND AVENUE

Waltham, MA

For Lease | Lab & Office Space
10,150 SF Available



ANCHOR & LINE
PARTNERS





WALTHAM ECOSYSTEM



275 Second Avenue

NEIGHBORHOOD CLUSTER

sanofi

AstraZeneca

ThermoFisher
SCIENTIFIC

Alkermes

elevatebio

SCAN
THERAPEUTICS

LYRA
THERAPEUTICS

ENSEM
THERAPEUTICS

CARBON
BIOSCIENCES

Photys

RESILIENCE

MERCY
BIOANALYTICS

SKYHAWK
THERAPEUTICS

Dragonfly

xilio
THERAPEUTICS

arrakis
THERAPEUTICS

O32 BIO

SERES
THERAPEUTICS

deciphera

BIOCYTOGEN

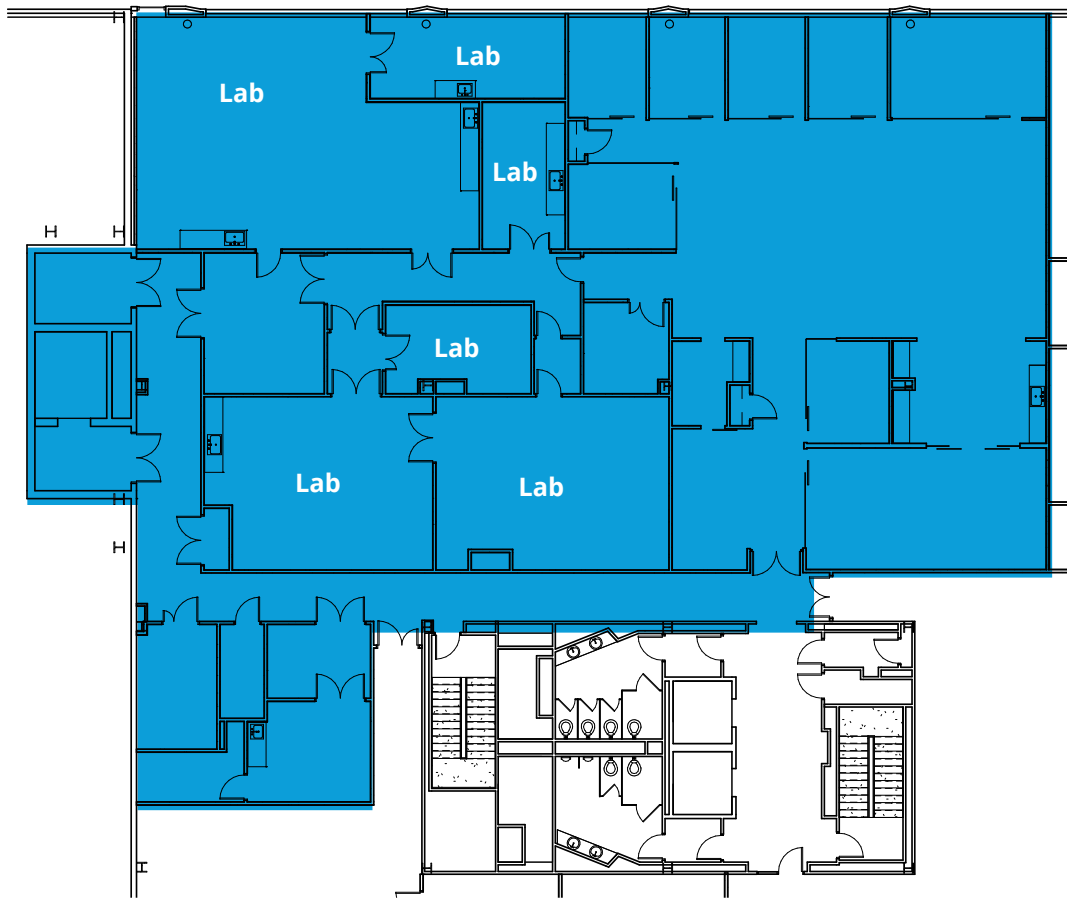
Dyne
THERAPEUTICS

immun.gen

BUILDING AMENITIES

- On-site café serving breakfast and lunch
- Outdoor dining area
- Fitness facility on site with locker rooms and towel service
- Attached covered parking garage
- Multiple visitor parking spots in surface lot
- Access to "The Grid" shuttle service to Alewife

3rd FLOOR | 10,150 SF



BUILDING SPECIFICATIONS

Available Date:	June, 1 2026
Available SF:	10,150 SF Third Floor
Building Size:	107,062 SF
Clear Height:	19'
Air Supply:	Compressed Air & Vacuum
Back-Up Power:	Emergency Generator: 4 watts/SF
Parking:	3.0/1,000 SF
Amenities:	Food service, outdoor seating and restaurant on-site



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