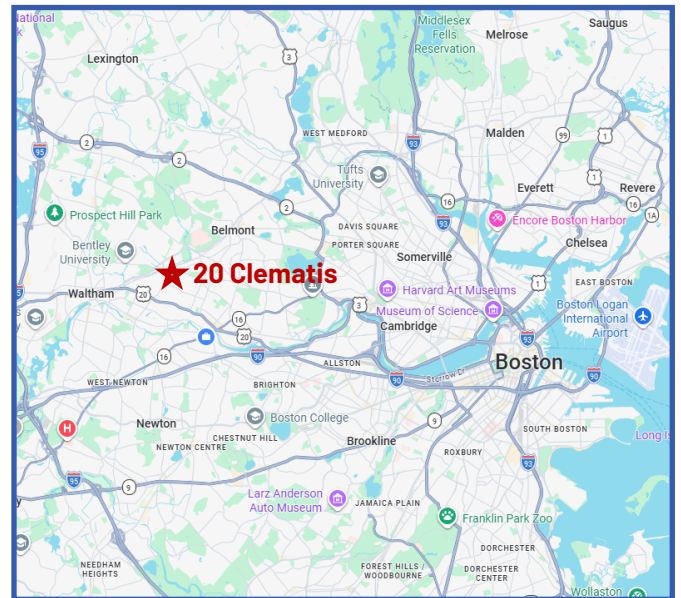




**20 CLEMATIS AVE.
WALTHAM, MASS**

- 11,200 Sq.Ft. Total Building Area
- Light Industrial/Whse with Office

- Single or Multi Tenant Building
- Mix of Office & Whse/Assembly
- Tailboard and Grade Level Loading
- Dedicated Parking
- Attractive Brick Facade
- Great Access to Boston and Cambridge and Suburbs



IDEAL FOR WIDE RANGE OF FLEX, R&D, & SERVICE RELATED USES

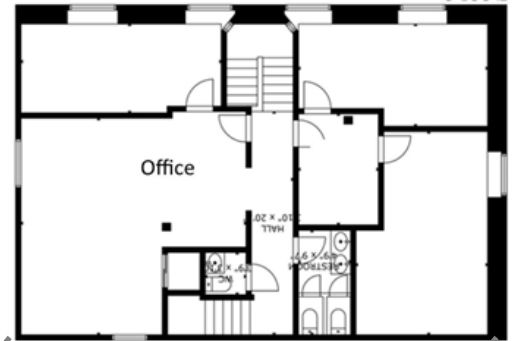


FOR SALE

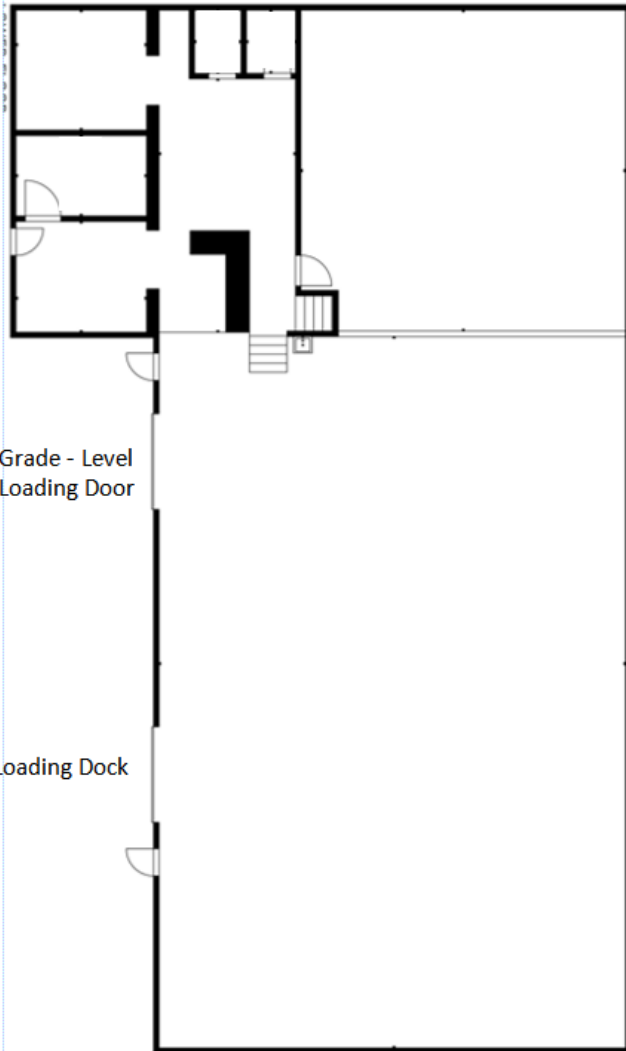
20 Clematis Ave., Waltham

Floor Plans

2nd Floor Plan

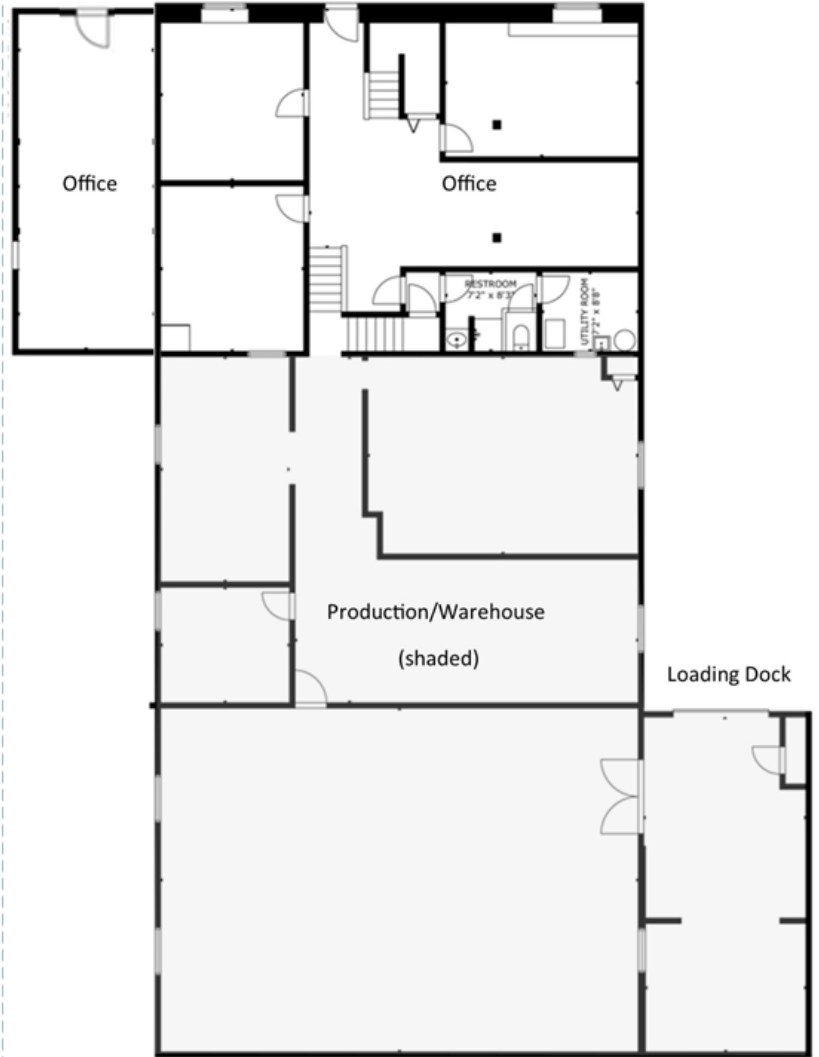


Ground Floor Plan



Approx. 4,900 Sq.Ft.

1st Floor Plan



**Approx. 6,300 Sq.Ft.
Including 2nd Floor Office**