

# 154 Calvary Street

Waltham, MA 02453

R&D/Flex/Lab for Lease

14,123 SF



## Lincoln

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btcRE

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## Property Overview

154 Calvary is a newly renovated state-of-the-art, multi-functional property centrally located along the scenic Charles River Greenway in the Waltham-Watertown life science cluster. The building offers pedestrian and cycling connectivity from Watertown to Cambridge, Allston/Brighton, and downtown Boston. It has been extensively renovated to create a modern workplace suitable for Office, R&D, and Light Lab uses.

## Calvary Street Corridor

The Calvary Street Corridor is a growing cluster of R&D, lab, and makers that includes global leader SharkNinja, cleantech start up AeroShield Materials, and award-winning nonprofit Record Robotics. The CSC is a short walk to local restaurants, shops and services, and convenient to the numerous amenities of Waltham's historic Moody Street.

## Availability

Floor   Suite	Size	Date Available
1st Floor	14,123 SF	Immediately



## Property Highlights

- All systems newly renovated and state-of-the-art
- Shared conference rooms, kitchen, lounge & shower facilities
- Slab on grade construction
- On-site parking
- Bicycle storage

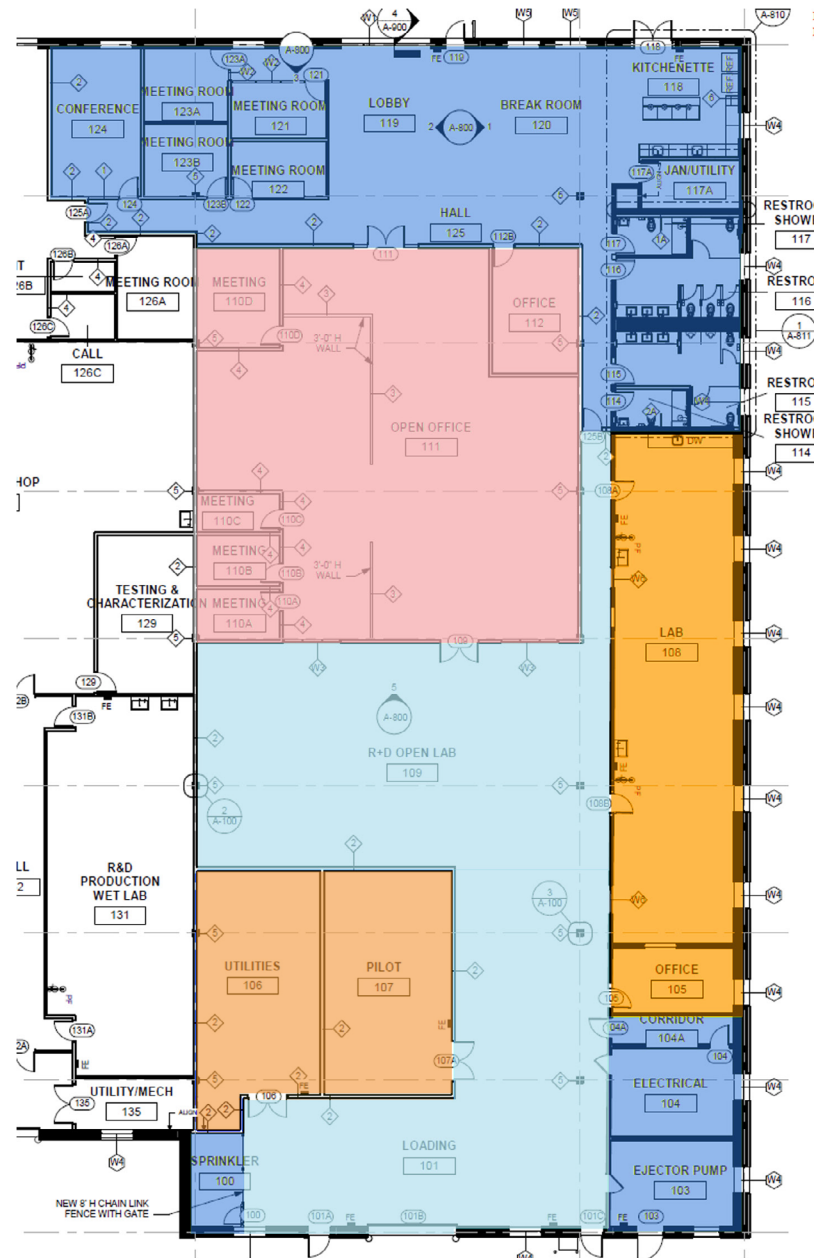
## Space Highlights

- Two fume hoods (4' and 6')
- DI Water
- Glasswash and autoclave
- Emergency eyewash stations
- Enhanced fire ratings
- Open R&D with power drops
- Direct, private loading
- Dedicated 600A 120/208V three-phase electrical

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1st Floor | 14,123 SF

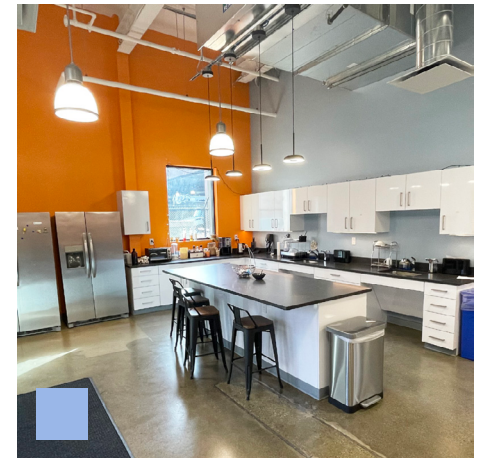
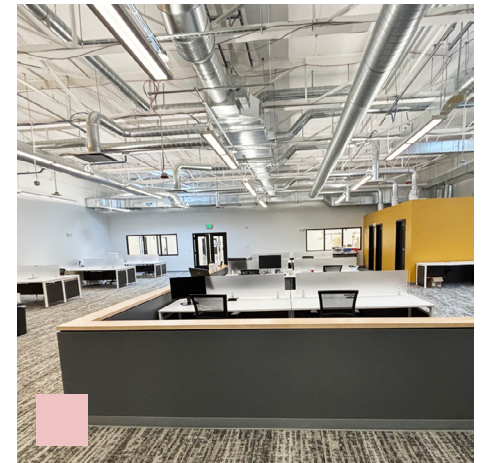


Shared common space

Lab space

Office space

Maker and R&D space



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## Property Photos



[View flythrough video](#)

[Click Here](#)

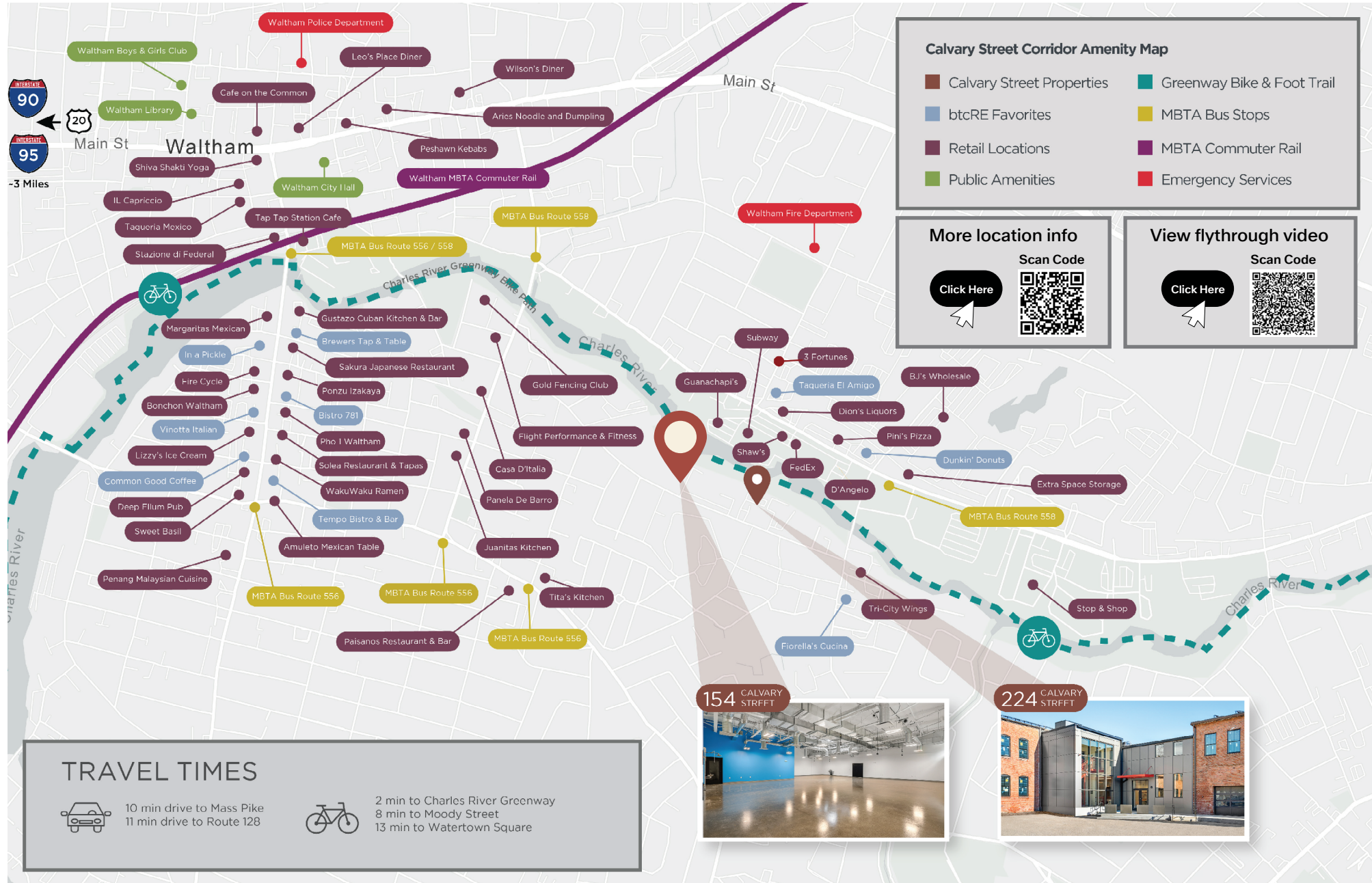
Or Scan  
QR Code



# 154 Calvary Street

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# Location Map



### Calvary Street Corridor Amenity Map

- Calvary Street Properties
- Greenway Bike & Foot Trail
- btcRE Favorites
- MBTA Bus Stops
- Retail Locations
- MBTA Commuter Rail
- Public Amenities
- Emergency Services

### More location info

Click Here

Scan Code

### View flythrough video

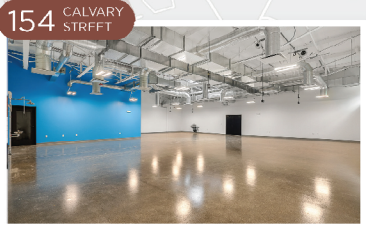
Click Here

Scan Code

### TRAVEL TIMES

10 min drive to Mass Pike  
11 min drive to Route 128

2 min to Charles River Greenway  
8 min to Moody Street  
13 min to Watertown Square



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