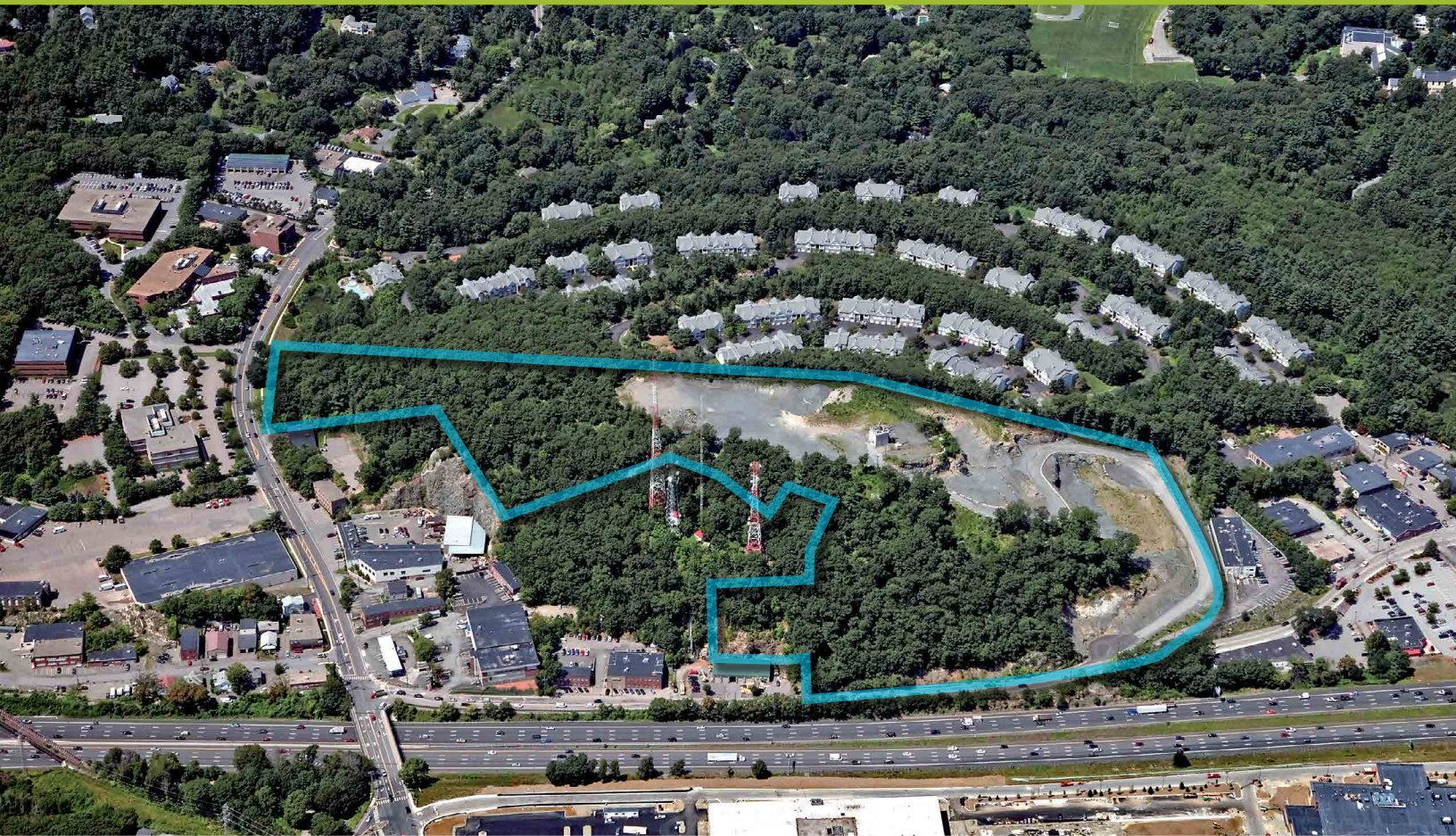




SKYLINE PARK @ BEAR HILL

Suburban **BOSTON'S ULTIMATE** Site of Sights!



Keith Gurtler, Principal
617.275.4424
keith.gurtler@avisonyoung.com

Jack Kerrigan, Principal
617.250.7607
jack.kerrigan@avisonyoung.com

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FIRST-CLASS leasing opportunity

Skyline Park @ Bear Hill is a signature 21.5 acre development site positioned at the pinnacle of the hottest suburban office market in all of New England. Located in Waltham, MA just ten (10) miles west of Boston, Skyline Park @ Bear Hill offers spectacular views of Downtown Boston from its elevated position on Bear Hill (Max elevation of 350 feet above sea level) as well as incomparable visibility from I-95/Route 128, which averages over 200,000 vehicles per day. The underlying commercial zoning district affords the ability to a developer to construct up to 375,000 SF of office “by right” with the potential for a substantial increase in density. With an unmatched location, outstanding market conditions, incredible visibility, and flexible zoning, Skyline Park @ Bear Hill is the most attractive and coveted development site in Suburban Boston.

COMMANDING VISIBILITY & VIEWS

Skyline Park @ Bear Hill is the most identifiable development site in Greater Boston. Uniquely perched on Bear Hill overlooking I-95/Route 128, the site not only offers picturesque views of the Downtown Boston skyline, but also provides incredible public visibility from traffic along Boston’s highly traveled inner ring. With an average of over 200,000 cars per day passing the site, Skyline Park @ Bear Hill allows for prized signage opportunities for corporations looking to establish their identity in Boston’s hottest market.

The Most
IDENTIFIABLE
Development Site
IN GREATER BOSTON



SUPERB ACCESSIBILITY

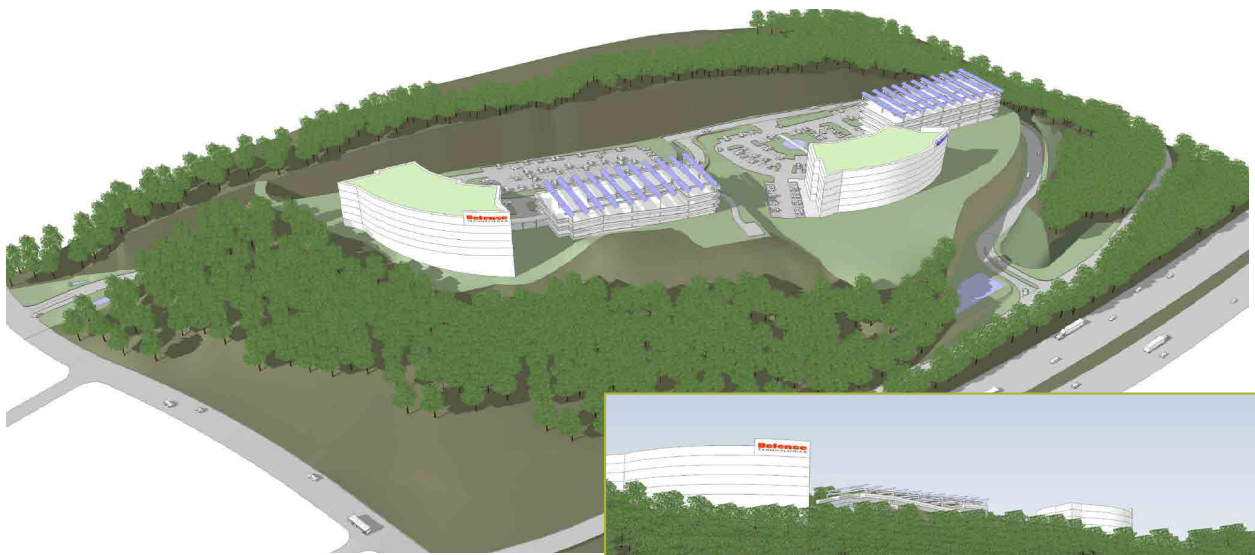
Ten (10) miles west of Boston along I-95/Route 128, Skyline Park @ Bear Hill is one of the most conveniently accessible suburban office locations in Greater Boston. Situated along Main Street (Route 117) less than one (1) mile from the Route 128 on-ramp, the property is approximately three (3) miles north of the Massachusetts Turnpike (I-90), which provides direct access to Boston to the east and Worcester to the west, and three (3) miles south of the Concord Turnpike (Route 2), which provides direct access to Cambridge to the east and upscale residential towns to the northwest. Additionally, located less than a one (1) mile walk from Skyline Park @ Bear Hill is the Kendall Green stop of the MBTA commuter rail line, which provides direct access to North Station in Boston in approximately 30 minutes.

DEVELOPMENT scenario

With the underlying Commercial "C" zoning, 375,000 SF of office and lab or 262,000 SF of retail can be developed "by right", with a significantly larger density by special permit.

"By Right" Office Scenario

Two (2) 187,500 SF office buildings with four (4) story parking garages



AERIAL VIEW FROM MAIN STREET



VIEW FROM MAIN STREET BRIDGE



VIEW FROM I-95



Green Papaya

Sato

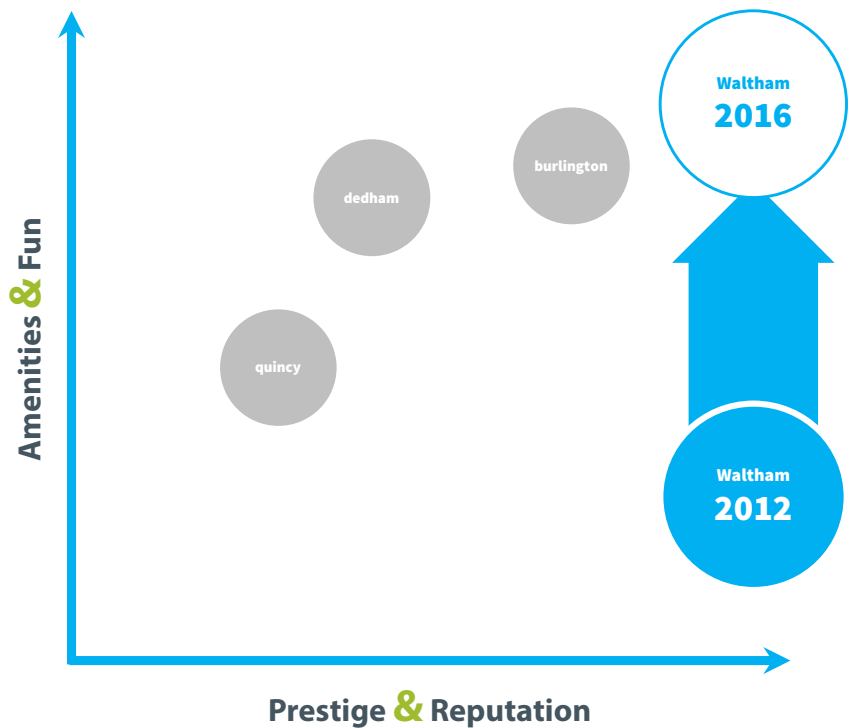




the **EXPLODING** waltham amenities proposition



An exploding array of amenities, including shopping, dining and entertainment- type business are pouring into Waltham over the next two (2) years, set to remake the Watch City's "fun" factor equal the one it presently enjoys with "prestige."



WALTHAM market beat



305k SF build-to-suit being developed for VistaPrint at 275 Wyman Street



AstraZeneca completed a 135k SF expansion at 35 Gatehouse Drive



Amadeus leased 56k SF at Bay Colony Corporate Center



Monster.com subleased 180k SF at 133 Boston Post Road



New York Life Insurance relocated from Watermill Center to 100k SF at 201 Jones Road



Raytheon leased 42k SF at 880 Winter Street



Care.com leased 100k SF at 77 City Point



Global Partners expanded by 70k SF at Watermill Center



Forum leased 120k SF at 225 Second Avenue



Wolverine Worldwide signed a lease for a 150k SF build-to-suit at City Point



150k SF build-to-suit for Thermo Fisher at City Point



Meditech acquired Adobe's former building at 21 Hickory Drive



Actifio doubled in size to 50k SF at 333 Wyman Street



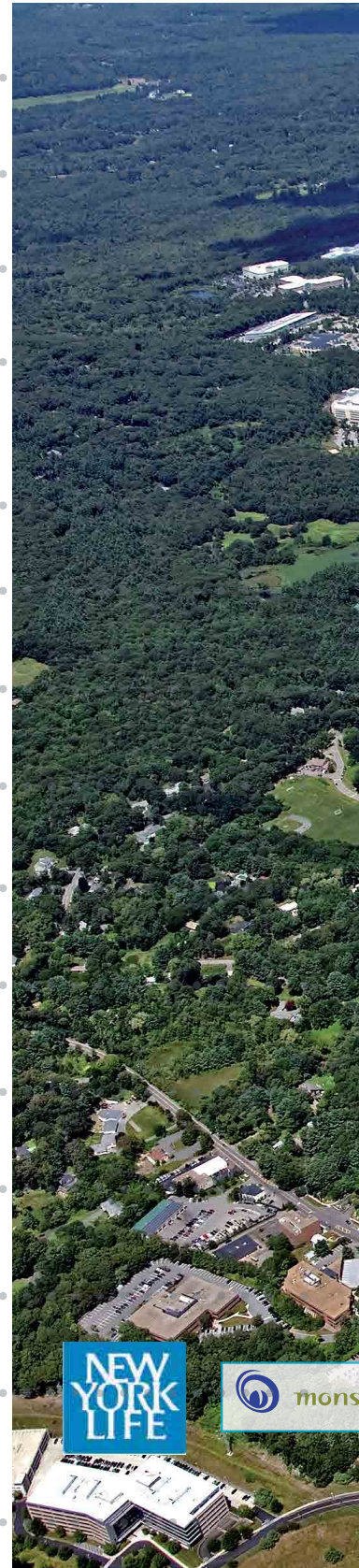
Wolters Kluwer leased 100k SF at 230 Third Avenue



Ruth's Chris has signed up to be the anchor restaurant at 10 City Point



160k SF Phase I retail of 1265 Main Street under development. Tenants signed on include Market Basket, Marshalls, Starbucks, Not Your Average Joe's, and Jake n Joes.



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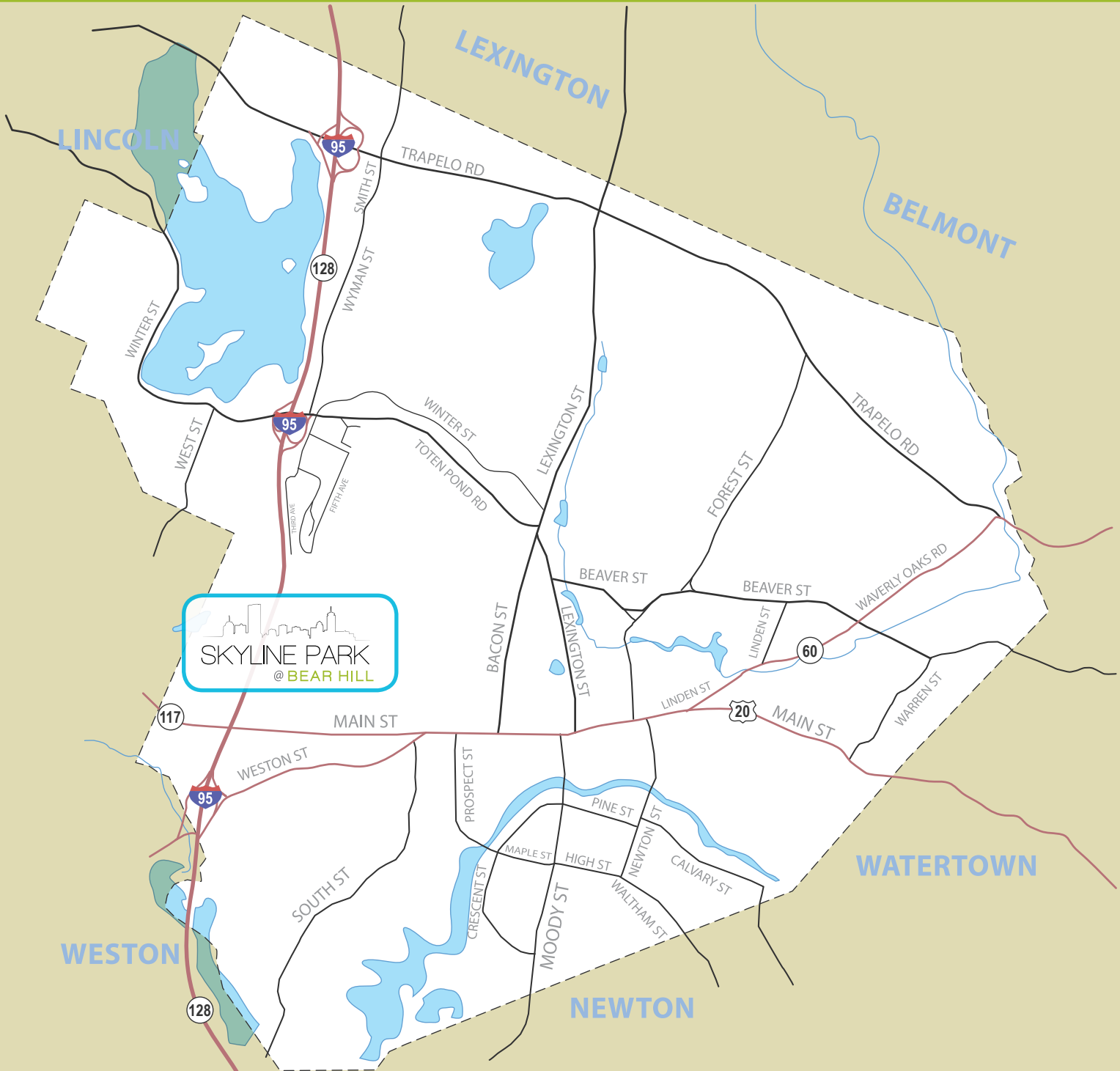
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For More information or the schedule a tour, please contact:

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