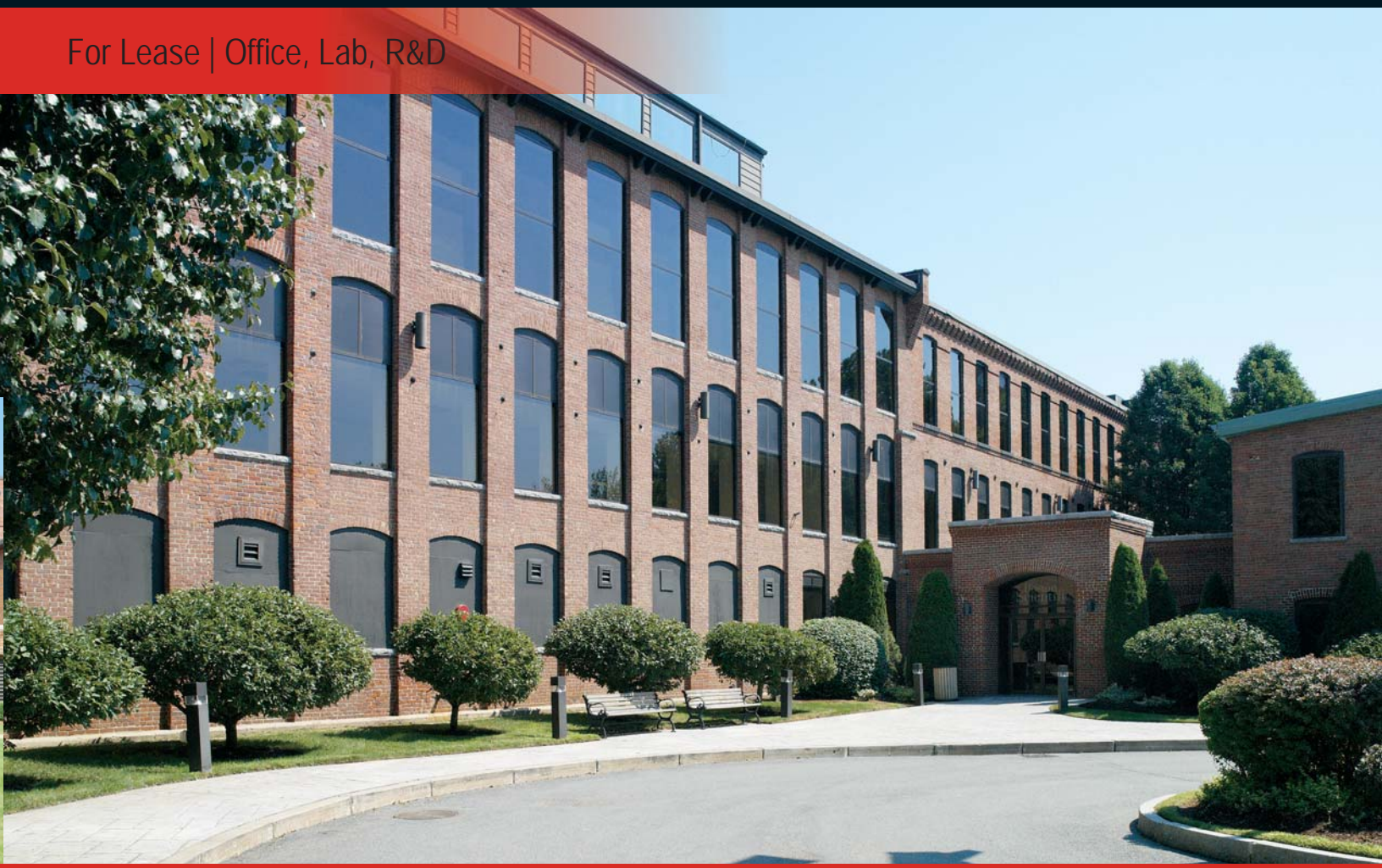


480 Pleasant Street & 5 Bridge Street



WATERTOWN, MASSACHUSETTS

For Lease | Office, Lab, R&D



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Real value in a changing world

480 Pleasant Street & 5 Bridge Street

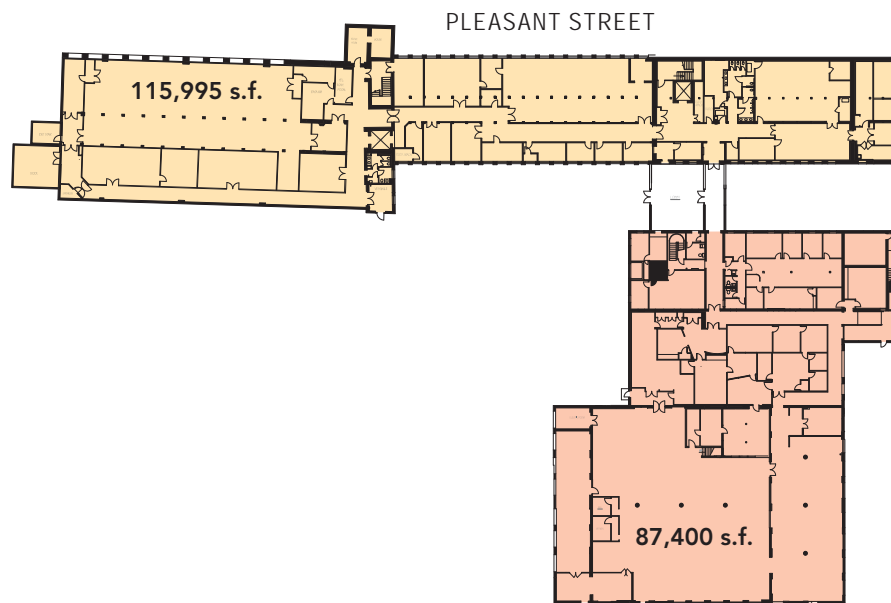
WATERTOWN, MASSACHUSETTS

As the Exclusive Leasing Agent, Jones Lang LaSalle is pleased to offer 480 Pleasant Street and 5 Bridge Street in Watertown, Massachusetts. Situated on a pristine 11.1-acre campus setting, these two buildings are located in Greater Boston's Route 128/ Mass Pike market. The converted mill buildings have maintained their original "brick & beam" architecture and design to form a unique work-place atmosphere. Previously serving as the headquarters for the Boston Scientific Corporation, 480 Pleasant Street and 5 Bridge Street offer a rare opportunity for tenants to lease space within an institutionally cared for campus and an environment ideally suited for business success.

Occupying a unique niche in the market, the tranquil waterfront setting and current building layout lend itself to a variety of potential uses and space configurations, while also providing close proximity to Boston, Cambridge and the Route 128/I-95 corridor. Ideally located and near many modes of transportation, 480 Pleasant Street and 5 Bridge Street offer easy access to all major highways and the MBTA transit system.



480 Pleasant Street Footprint





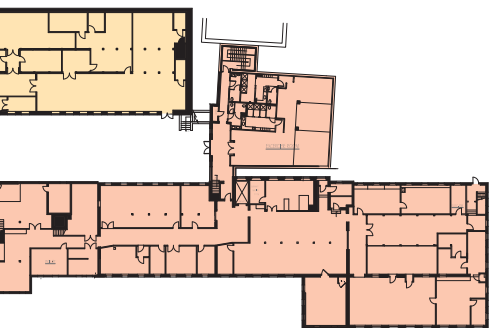
480 Pleasant Street

Property description

Building size:	115,995 s.f.
Levels:	Four
Year constructed:	1812 through 1919
Ceilings:	Varies 2x2 or 2x4 suspended grid mineral tile or open beam
Floor type:	Poured concrete fill over timber floor deck
Structural system:	Brick and post and beam
Windows:	Insulated solar bronze tint, fixed
Roof:	Single ply membrane over insulation board on timber deck
Elevator:	Two Beckwith hydraulic passenger units. One Concord Wheelchair unit.
Controlled environment/ Lab space:	3rd/4th Floor – 16,000 s.f. of Certified Class 10,000 Environment

Building systems

HVAC:	Constant volume HVAC units: gas heat/evap cooling package roof top units with additional internal split system that are either hot water heat or electric heating coil. Hydro therm multistage modular boilers.
Electrical:	480/277 volts 4,000 amp main breaker
Emergency power:	125 kva uninterruptible power supply system
Life safety:	Wet pipe system throughout
Fire monitoring:	ADT Security Services, Inc.



BRIDGE STREET

5 Bridge Street Footprint

5 Bridge Street

Property description

Building size:	87,400 s.f.
Levels:	Four
Year constructed:	c. 1850
Ceilings:	Varies 2x2 or 2x4 suspended grid mineral tile or open beam
Floor type:	Timber deck
Structural system:	Brick and post and beam
Windows:	Insulated solar bronze tint, fixed
Roof:	Single ply membrane or built-up asphalt insulation board on timber deck
Elevator:	One Otis hydraulic – passenger unit

Building systems

HVAC:	Constant volume HVAC units: gas heat/evap cooling package roof top units with additional interior water source heat pump units: (evapco evaporative condenser cooling tower and pumps; peerless low pressure cast iron boiler)
Electrical:	480/277 volts, 2,000 amp main breaker
Emergency Power:	None
Life Safety:	Wet pipe system throughout
Fire Monitoring:	ADT Security Services, Inc.



480 Pleasant Street & 5 Bridge Street

Site description

Land area:	11.11 acres
Net Rentable area:	203,395 s.f.
Utility providers:	Gas – Hess Corp. Electric – Keyspan Water – Town of Watertown Sewer – Town of Watertown
Parking:	801 parking spaces (3.94 spaces per 1,000 s.f.)
Amenities:	On-site fitness center On-site cafe Bike trail/jogging path MDC tennis courts



CONTACTS

Daniel Kollar
Vice President
+1 617 531 4145
daniel.kollar@am.jll.com

Peter Bekarian
Senior Vice President
+1 617 531 4195
peter.bekarian@am.jll.com

Keith Gurtler
Senior Vice President
+1 617 316 4265
keith.gurtler@am.jll.com

Brendan Cohn
Assistant Vice President
+1 617 531 4223
brendan.cohn@am.jll.com