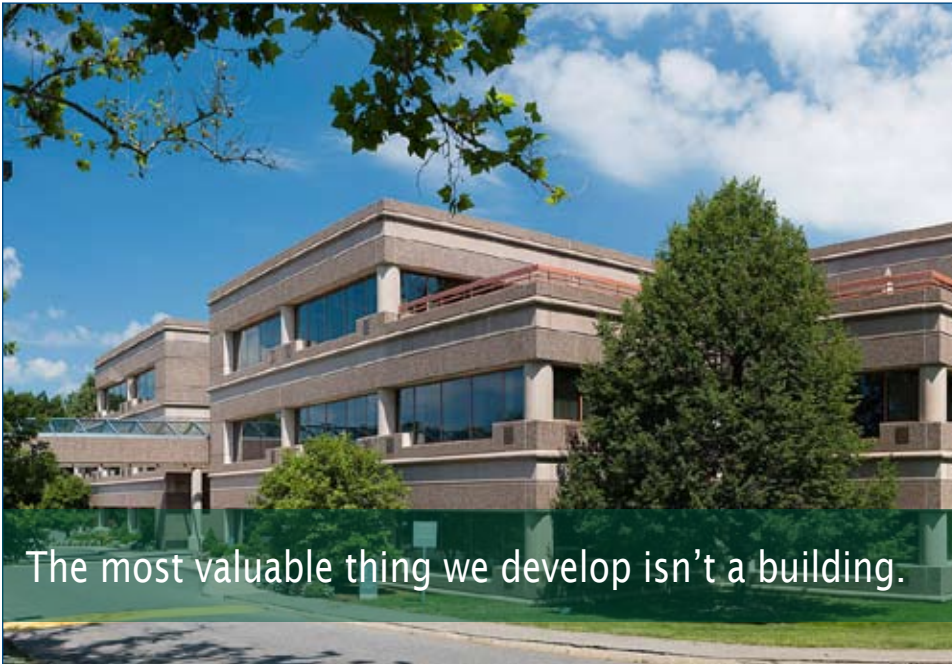


# 404 WYMAN STREET

WALTHAM, MASSACHUSETTS



The most valuable thing we develop isn't a building.

It's a relationship.

<b>Built</b>	1989, Renovated 2005
<b>Stories:</b>	three multi-level pods, five floors
<b>Total Building Area:</b>	413,200 sf
<b>Parking:</b>	two 5-level garage facilities with an abundance of indoor and outdoor parking spaces
<b>Typical Floor Size:</b>	153,700 sf (floors 1-2); 142,500 sf (floor 3)
<b>Construction Type:</b>	steel and pre-cast structure
<b>Elevator(s):</b>	6 passenger

#### Building Notes/Property Details:

In 1989, 404 Wyman Street received the Judges' Grand Design award from the National Association of Industrial and Office Properties (NAIOP) as the best overall project for its sustainable design and unique approach to cooling the building through thermal ice storage.

Features large open atria with skylights, rooftop terraces, and handsome wood paneling and a polished granite lobby. The Forefront Conference Center offers professional meeting rooms with state-of-the-art audiovisual technology and wireless high-speed Internet access.

Leasing agent:

Chip Batchelder  
Wyman Street Advisors  
781.684.1200, x22  
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Amenities:

- On-site property management
- FitCorp
- Covered parking
- ForeFront Conference Center
- Easy on/off 128 at Wyman Street
- Route 128 visibility
- Discounted rate on shuttle bus service to Alewife T Station
- On-site corporate dining
- On-site and roving security
- Resources on-call concierge services including day care referrals