



134 COOLIDGE AVENUE, WATERTOWN, MA 02472

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This laboratory building is an ideal alternative to the suburbs, it includes good quality functional lab equipment that is ready to immediately operate upon occupancy.

The building is located near the Arsenal Mall in Watertown, just west of Cambridge, and offers easy access to the Mass Pike, Route 20 and Route 16.



**BIO MED REALTY TRUST, INC.**  
Real Estate for the Life Science Industry®



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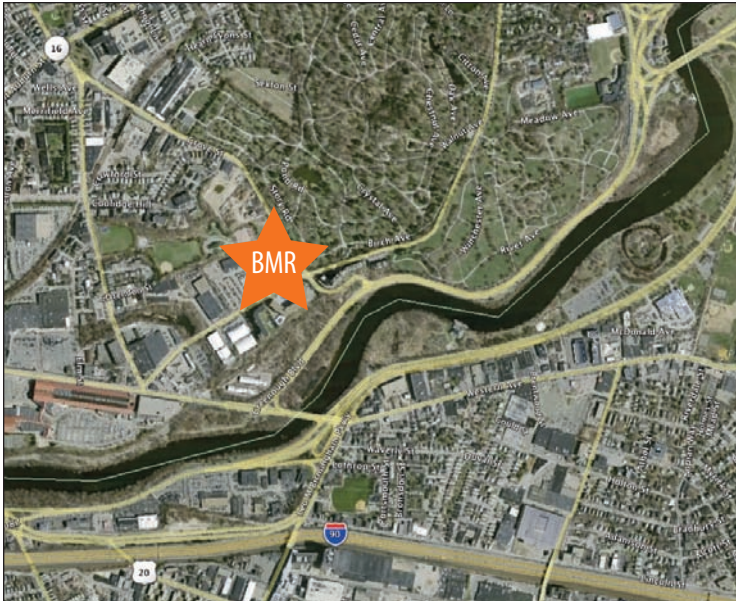
### Property Information

134 Coolidge Avenue is a two-story, 37,440-square foot laboratory building with excellent power, HVAC, tailboard loading and 120 parking spaces.

Located on the Watertown, Cambridge, and Boston line, 134 Coolidge Avenue provides tenants with convenient access to major highways and public transportation

### Features

- Number of buildings: 1
- Building Size: 37,440 SF on two stories
- Year built / Renovated: 1962 / 1999
- Parking: 120 Spaces - 3.2/1,000 SF
- Tenant lab equipment and systems include...



### Amenities

- Walking distance to retail at Arsenal and Watertown Malls
- Convenient access to the Mass Pike, Route 20 and Route 16
- Multiple Restaurants & Cafés nearby
- Shuttle to MBTA
- Close proximity to Harvard Square and East Cambridge
- Copy & Mail Centers nearby