

For sublease

Up to 77,818 SF of Class A Office Space
100 Fifth Avenue, Waltham, MA



Pete Bekarian
Vice Chair
Peter.Bekarian@jll.com
+1 617 512 8787

Chris Adams
Vice President
ChristopherF.Adams@jll.com
+1 617 512 8787

Property Overview & Demographics

100 Fifth Avenue offers a rare block of contiguous, ready-to-occupy Class A space in one of Greater Boston's most sought-after suburban locations. A new tenant can take a single floor or assemble up to 77,818 rentable square feet across the building — an efficient, move-in-ready footprint with the infrastructure and amenities of a full corporate campus already in place. Whether you're consolidating, expanding, or relocating from the city, this is space that lets you scale on your terms.



Sublease Details

Available: Immediately

Term: Negotiable

Highlights

- Up to 77,818 RSF
- Flexible divisibility
- Move-in ready with existing improvements in place to accelerate occupancy
- Fully furnished
- Class A building right on Route 128
- Abundant parking at $\pm 3.1/1,000$ SF

Floor	Availability
Lower Level	4,222 RSF
3 rd Floor	22,600 RSF
5 th Floor	11,856 RSF
6 th Floor	21,000 RSF
7 th Floor	18,140 RSF
Total Premises	77,818 RSF

A Campus Built for the Way People Work Now

Beyond four walls and a floor plate, 100 Fifth Avenue gives your team a reason to come in - wellness, food, fresh air, and the conveniences that make the commute worth it.



Dining and Entertainment: Craft Food Hall

Tenants at 100 Fifth Avenue enjoy immediate access to Craft Food Hall, located next door at 200 Fifth Avenue. One of Waltham's most sought-after dining destinations, Craft offers an elevated selection of food, craft cocktails, and dining — all within a one-minute walk. The venue's bookable lounge space makes it a natural extension of the office for team gatherings, client entertaining, or after-hours events, giving tenants a hospitality-grade amenity without leaving the campus.



Building at a Glance



Indoor Fitness Center



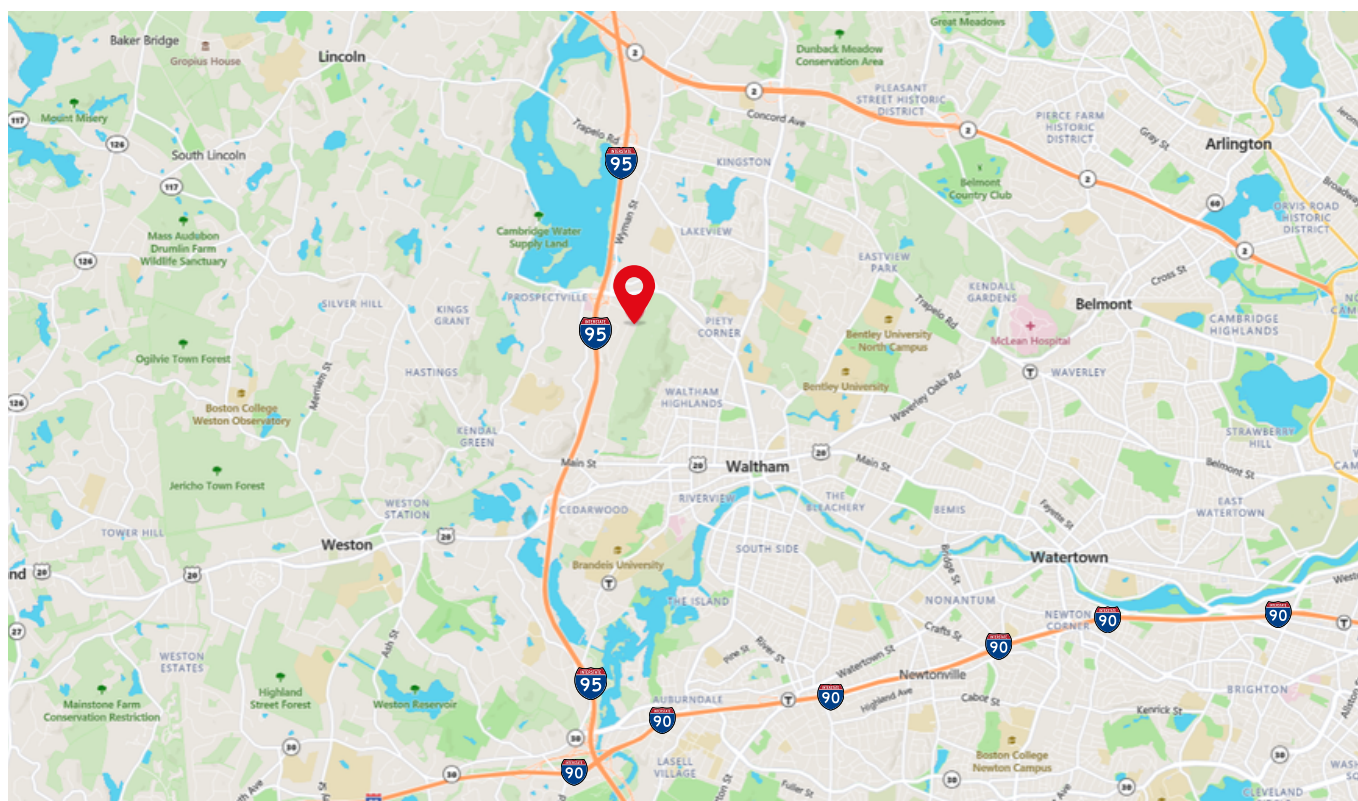
Outdoor Common Areas



±3.1 Parking Spaces per 1,000 SF

Perfectly Positioned on Route 128

Waltham sits at the center of Greater Boston's innovation economy — home to leading life sciences, technology, and professional-services firms, and a magnet for talent across the western suburbs and the city alike. 100 Fifth Avenue puts your team right on Route 128 with quick reach in every direction.



Getting Here

I-95/Route 128 1 min | 0.3 mi

US Route 20 5 min | 2 mi

I-90 8 min | 5 mi

Route 2 9 min | 5 mi

Amenities within Walking Distance

THE LOCAL
KITCHEN & DRINKS

PAINTED BURRO
MEXICAN KITCHEN & TEQUILA BAR

RUTH'S CHRIS
STEAK HOUSE

roots to rise

CRAFT FOOD HALLS

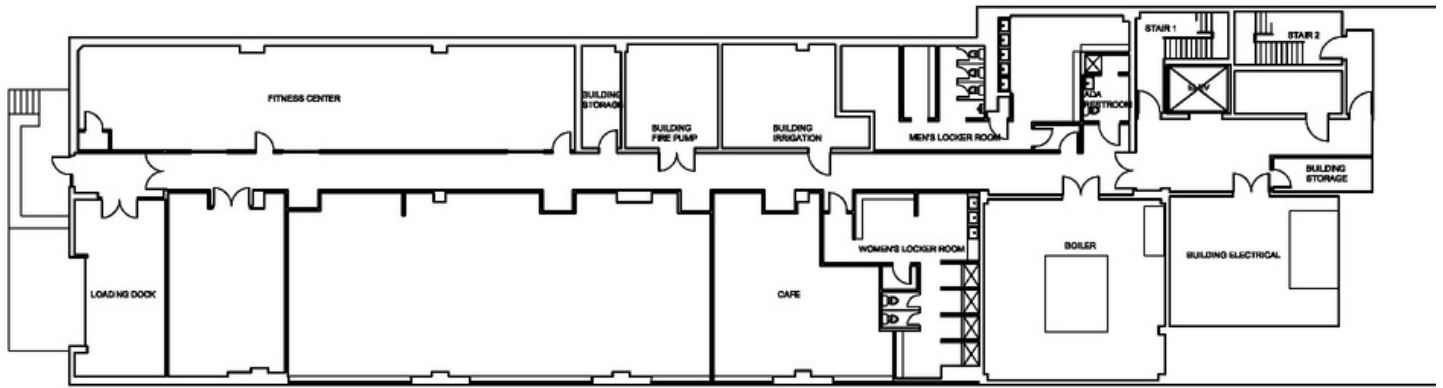
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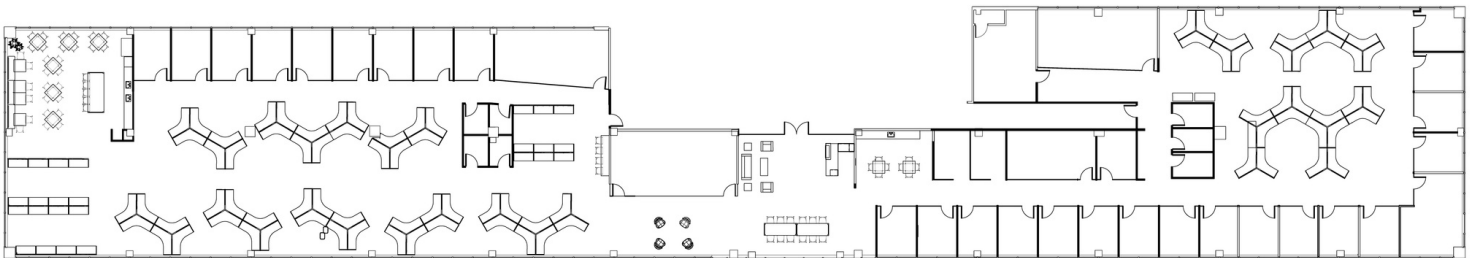
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THE WESTIN
WALTHAM
BOSTON

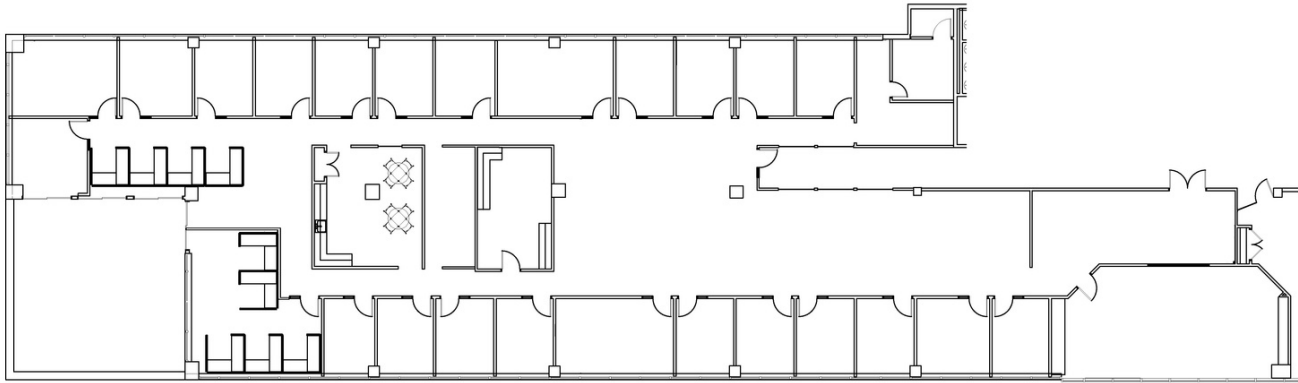
Lower Level Floor Plan 4,222 RSF



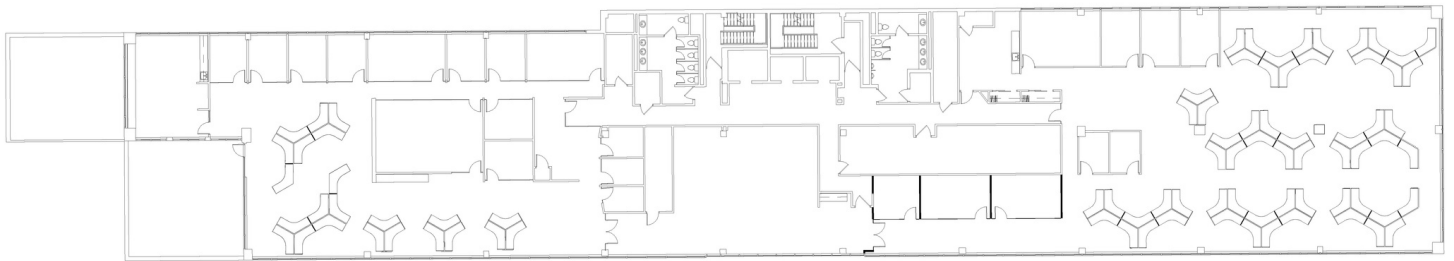
3rd Floor Plan 22,600 RSF



5th Floor Plan
11,856 RSF



6th Floor Plan
21,000 RSF



7th Floor Plan
18,140 RSF

