

Wellesley Lower Falls Campus

36 & 40 WASHINGTON STREET, WELLESLEY, MA



R.W. HOLMES
COMMERCIAL REAL ESTATE



BOYLSTON
PROPERTIES

The Wellesley Campus Reimagined for Modern Work Designed for Client-Facing Experiences

New Owners and a New Chapter for Washington Street

- Redesigned building entries & facades
- Updated hospitality-style lobbies
- Outdoor gathering spaces & landscaping
- New wayfinding & campus identity
- Spec suites designed for smaller companies

Easy Access for Clients and Employees

- Ample parking of 3/1,000 ratio
- 1.5 miles to Mass Pike / 0.6 miles to I-95
- Walkable restaurant & retail amenities

**85,000 SF office portfolio
designed for companies under 10,000 SF**



Campus Vision

Coffee. Meetings. Fresh air.



ANTICIPATED CAFÉ EXPERIENCE



OUTDOOR & CAFÉ SEATING OPTIONS



CAMPUS & RETAIL WALKABILITY



LANDSCAPE ENHANCEMENTS

Designed for First Impressions

A Professional, Modern Setting for Client-Facing Businesses



WELCOMING, MODERN ENTRANCES



UPGRADED, THOUGHTFULLY DESIGNED
CORRIDORS AND INTERIORS



FULLY RENOVATED, UPDATED RESTROOMS

Built for Growing Companies

Flexible suites from 200 SF to 8,600 SF

36 Washington Street

SUITES RANGING FROM 200 SF - 8,600 SF

FLOOR

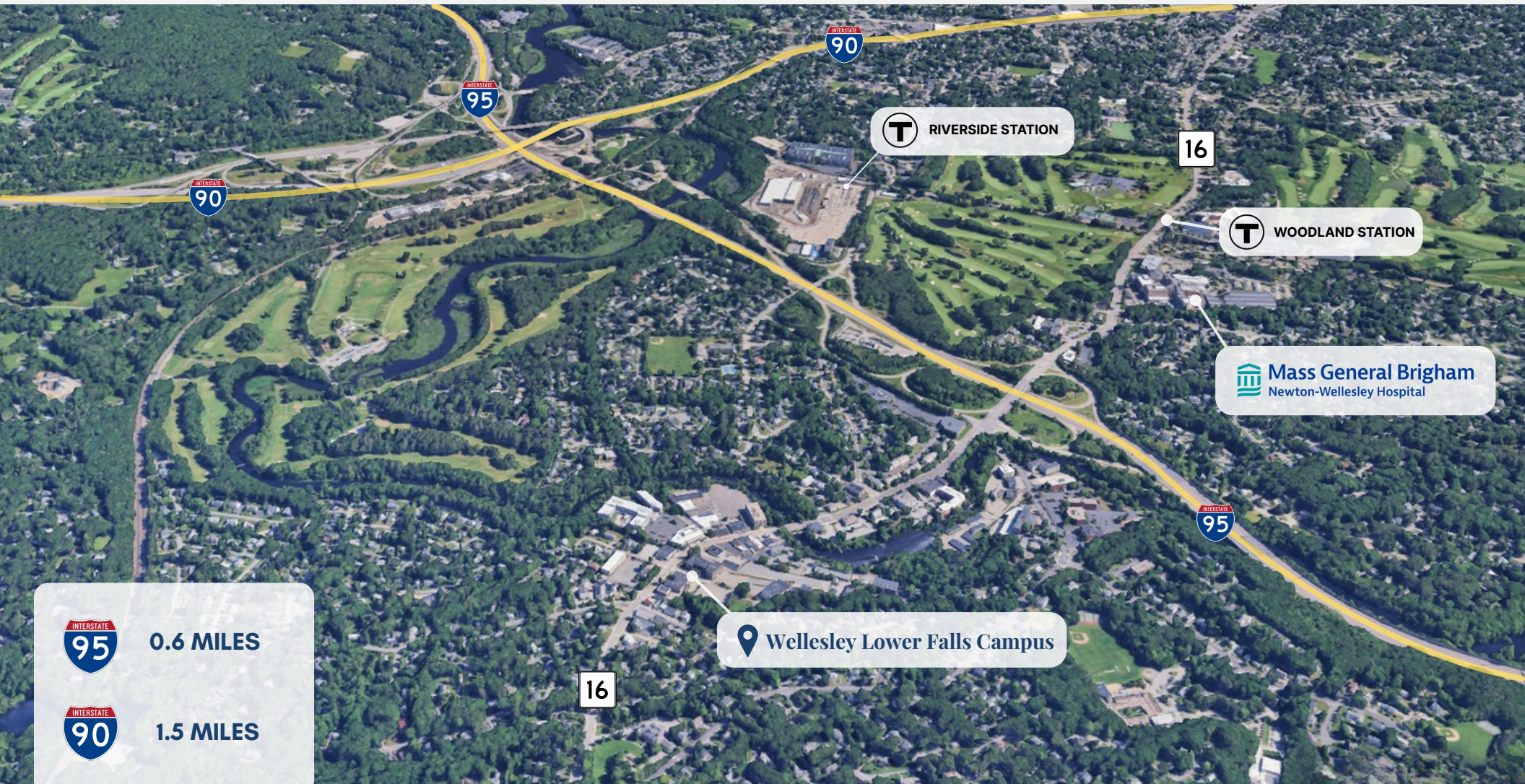
3			SUITE 390 1,615 SF AVAILABLE	SUITE 395 3,035 SF AVAILABLE	
2	SUITE 310 4,526 SF AVAILABLE		SUITE 230 313 SF AVAILABLE		SUITE 260 218 SF AVAILABLE
1	SUITE 220 2,762 SF AVAILABLE	SUITE 140 2,906 SF AVAILABLE	SUITE 150 1,547 SF AVAILABLE	SUITE 160 216 SF AVAILABLE	SUITE 190 2,173 SF AVAILABLE
G	SUITE 50 1,654 SF AVAILABLE	SUITE 70 2,357 SF AVAILABLE			SUITE 2 474 SF AVAILABLE

40 Washington Street

SUITES RANGING FROM 1,800 SF - 2,100 SF

FLOOR

2	SUITE 201 1,831 SF AVAILABLE				
1	SUITE 110 2,141 SF AVAILABLE	SUITE 100 1,804 SF AVAILABLE			
G	FULLY LEASED				



 **0.6 MILES**
 **1.5 MILES**

 **Wellesley Lower Falls Campus**

Transit



- 0.5 MILES TO WELLESLEY FARMS**
- 1.2 MILES TO RIVERSIDE STATION**
- 1.5 MILES TO WOODLAND STATION**

Dining *within the neighborhood*



Shopping & Amenities *within the neighborhood*



Ownership



BOYLSTON
PROPERTIES

Boylston Properties is a Boston-based real estate developer focused on creating mixed-use destinations that bring together work, life, retail, and community. The firm takes a long-term, hands-on approach, prioritizing thoughtful management and steady, incremental improvements that strengthen existing places.

Its portfolio spans residential, retail, office, hotel, and life science projects across Greater Boston, from Arsenal Yards in Watertown to a longstanding collection of properties in nearby Needham, where the team has owned and operated real estate for more than 50 years. The focus is on evolving properties over time: enhancing buildings, improving shared spaces, and supporting the businesses that operate there.



The logo for R.W. Holmes Commercial Real Estate. It features the text "R.W." in a bold, sans-serif font, followed by a horizontal line that extends to the left and then underlines the word "HOLMES" in a larger, bold, sans-serif font. Below "HOLMES" is the text "COMMERCIAL REAL ESTATE" in a smaller, all-caps, sans-serif font.

R.W. HOLMES
COMMERCIAL REAL ESTATE

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