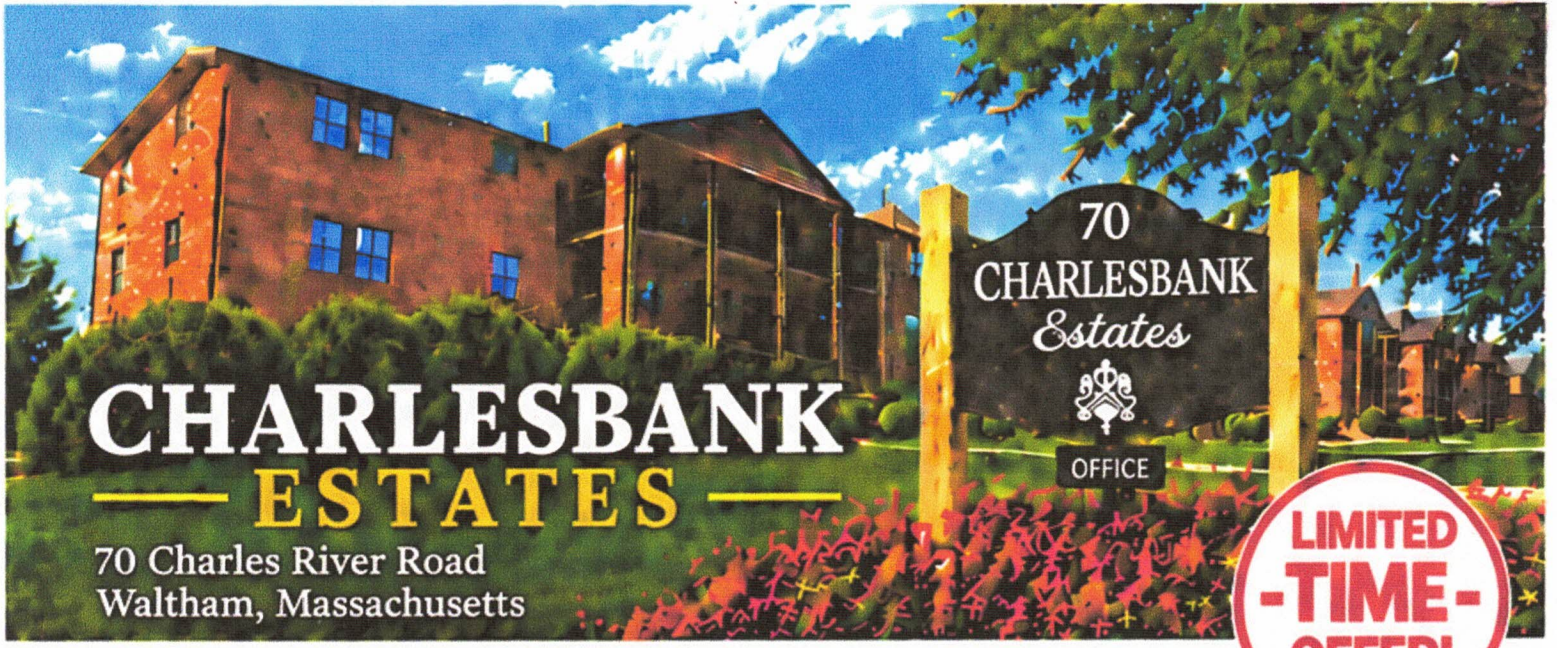




CHARLESBANK — ESTATES —

70 Charles River Road
Waltham, Massachusetts

MOVE IN THIS FALL AND GET 3 MONTHS FREE!

LEASE BEGINS OCTOBER 1ST OR NOVEMBER 1ST

GOING FAST!
LIMITED UNITS
AVAILABLE!

THE VALUE OF 3 FREE MONTHS
IS SPREAD EVENLY OVER
THE FULL LEASE TERM.
YOU PAY THE **EFFECTIVE**
MONTHLY RENT SHOWN BELOW.

18-MONTH LEASE (3 MONTHS VALUE)

UNIT TYPE	REGULAR MONTHLY RENT	EFFECTIVE MONTHLY RENT*	TOTAL SAVINGS (3 MONTHS VALUE)
1 BR	\$2,480	\$2,066.67	\$7,440
1 BR w/ Balcony	\$2,580	\$2,150.00	\$7,740
Small 2 BR	\$2,680	\$2,233.33	\$8,040
2 BR / 1 BA	\$2,780	\$2,316.67	\$8,340
2 BR / 1BA w/ Balcony	\$2,880	\$2,400.00	\$8,640
2 BR / 2 BA	\$2,980	\$2,483.33	\$8,940

24-MONTH LEASE (3 MONTHS VALUE)

UNIT TYPE	REGULAR MONTHLY RENT	EFFECTIVE MONTHLY RENT*	TOTAL SAVINGS (3 MONTHS VALUE)
1 BR	\$2,480	\$2,170.00	\$7,440
1 BR w/ Balcony	\$2,580	\$2,257.50	\$7,740
Small 2 BR	\$2,680	\$2,345.00	\$8,040
2 BR / 1 BA	\$2,780	\$2,432.50	\$8,340
2 BR / 1BA w/ Balcony	\$2,880	\$2,520.00	\$8,640
2 BR / 2 BA	\$2,980	\$2,607.50	\$8,940

WITH 18-MONTH LEASE YOU ALSO GET:



2027 POOL PASS –
A \$800 VALUE –
PER COUPLE



\$100 GIFT CARD
FOR ESSENTIAL
MOVE-IN ITEMS

WITH 24-MONTH LEASE YOU ALSO GET:



2027 & 2028
POOL PASSES –
A \$1,600 VALUE –
PER COUPLE



\$200 GIFT CARD
FOR ESSENTIAL
MOVE-IN ITEMS



Contact Anita at
617-448-4301

or

Contact Phil at
617-448-6004



Restrictions apply. Offer valid for new residents only.

Version 3 - 9/14/2026