



For Lease

Office & Lab Space Available 1st Floor – 32,813 RSF

Space Highlights

- Abundant lab space comprised of chemistry labs with 8 in-laboratory offices
- Small molecule chemical processing pilot plant with (1) 200 gal, (1) 100 gal, and (2) 50 gal glass lined, agitated reactors with associated processing equipment
- 13 chemical solvent fume hoods (11) X 64 inch sash width, (2) X 88 inch sash width, 8 sinks with waste water ph neutralization

Property Highlights

- 65,300 s.f. Life Science building
- Diesel fired 605 kW backup generator
- Easy access to Route 84 and Danbury Airport

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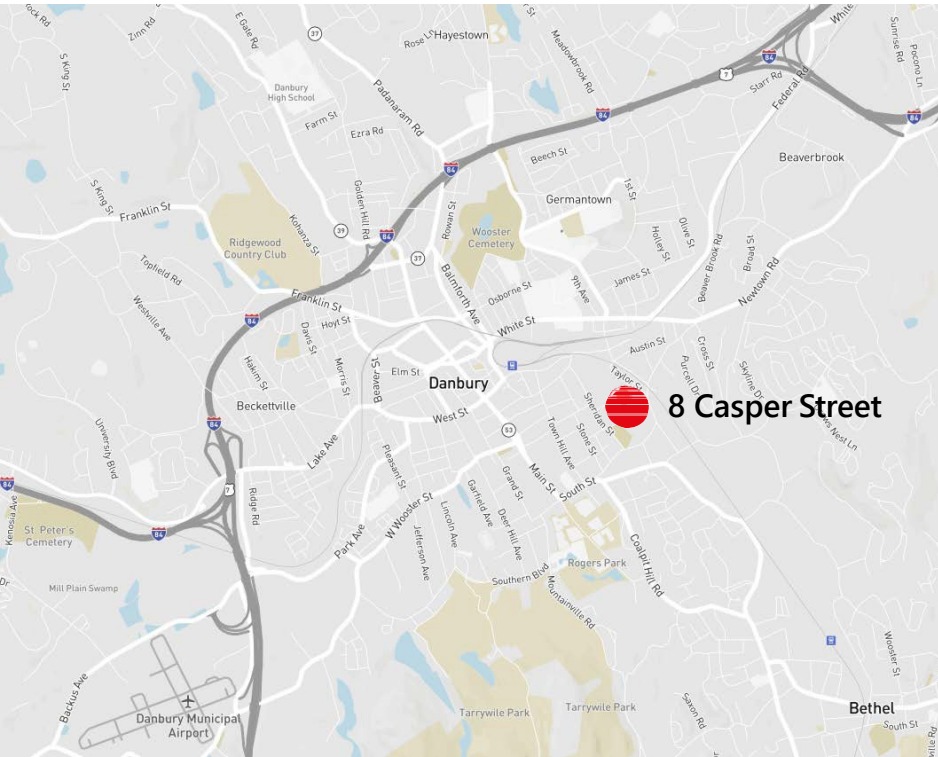
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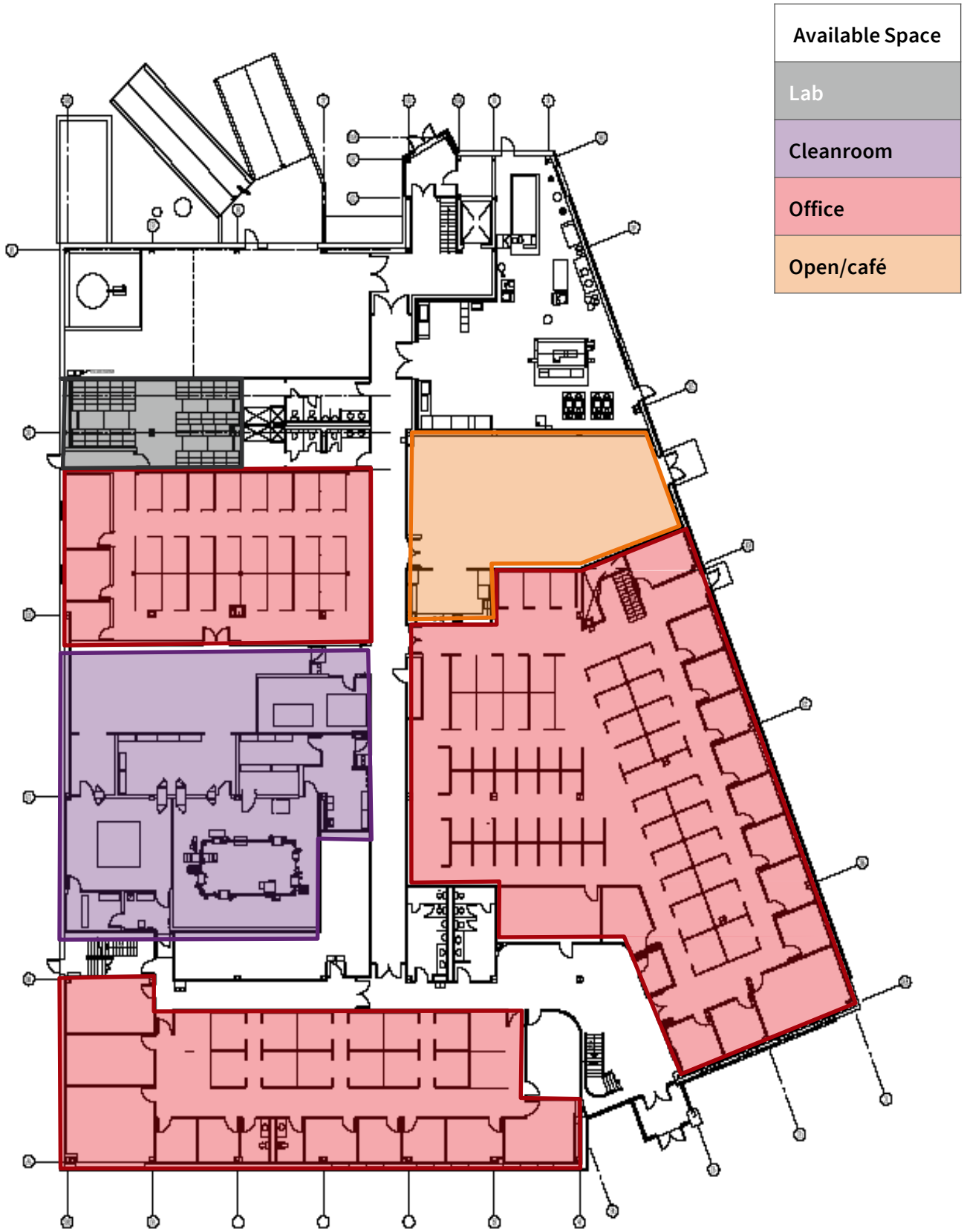
Building size:	65,300 s.f.
Year built/Renovated:	1986 / 2006
Owner:	MannKind Corp.
Parking ratio:	3 / 1,000 s.f.
Power:	3 phase 480V throughout with 208 and 120V available in various electrical rooms
HVAC:	Central HVAC with controlled environments in GMP areas – controlled by BAS throughout.
Slab-to-slab heights:	14'
Generator:	605 kW Diesel Fired
Elevators:	1
Sprinkler:	100% (wet)
Loading:	2
Electric and gas provider:	Eversource
Construction:	Steel and concrete block

Summary of Availability:

Possession: Immediate
Rent: Upon Request
Term: 5-10 Years



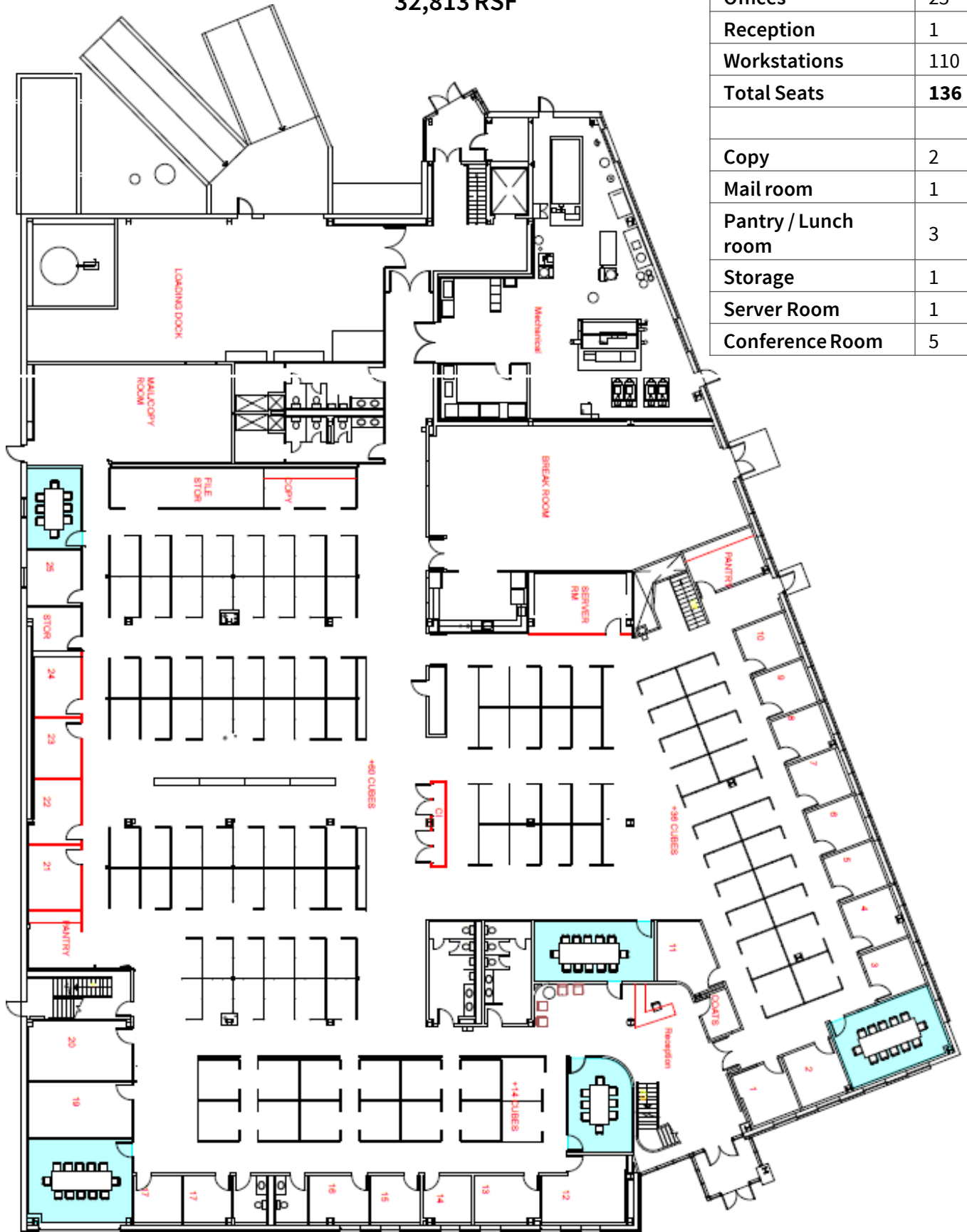
Entire 1st Floor As-Built – 32,813 RSF



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Entire 1st Floor – Test Fit
32,813 RSF



Program	
Offices	25
Reception	1
Workstations	110
Total Seats	136
Copy	2
Mail room	1
Pantry / Lunch room	3
Storage	1
Server Room	1
Conference Room	5

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Building 8: Details

Construction	Built in 1986; Renovated 2006 Concrete, masonry and steel Renovations in 2001-02 (MS-1) Renovations in 2005-06 (CR-2, Micro Lab, RODI Water, Honeywell EBI) EPDM Roof 2011
Building Areas Footprint Second Floor Penthouse	33,000 sq. ft. 32,300 N/A
Total Gross Square Feet	65,300 sq. ft.
Operations	R&D (nine labs) Chemical processing pilot plant (MS-1) Clinical manufacturing (Class 10K and 100K clean rooms) Offices and cubicles
Environmental	To be covered in ELUR
Fire Protection	Wet sprinkler FM-200 systems for IT Server and High Density file storage
Security	Cameras with continuous recording and monitored security center Card reader access
Utilities Boilers Chillers Cooling Towers Air Compressors Stand-by Power	1 @ 125 HP; 15psig 1 @ 200HP, 100psig 1 @ 350 tons; 1 @ 125 tons (new in 2013) 1 @ 350 tons 1 @ 200 cfm oil-free; 100 psig 605 kW generator bridged by a 100kVA UPS