

30,601 SF LAB/OFFICE/WAREHOUSE FOR LEASE

1 & 3 STRATHMORE RD

LIFE SCIENCE MICRO-CLUSTER · NATICK, MA



1 STRATHMORE RD



3 STRATHMORE RD



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AMENITIES & CORPORATE NEIGHBORS



LIFE SCIENCE MICRO-CLUSTER



**LINCOLN
PROPERTY
COMPANY**

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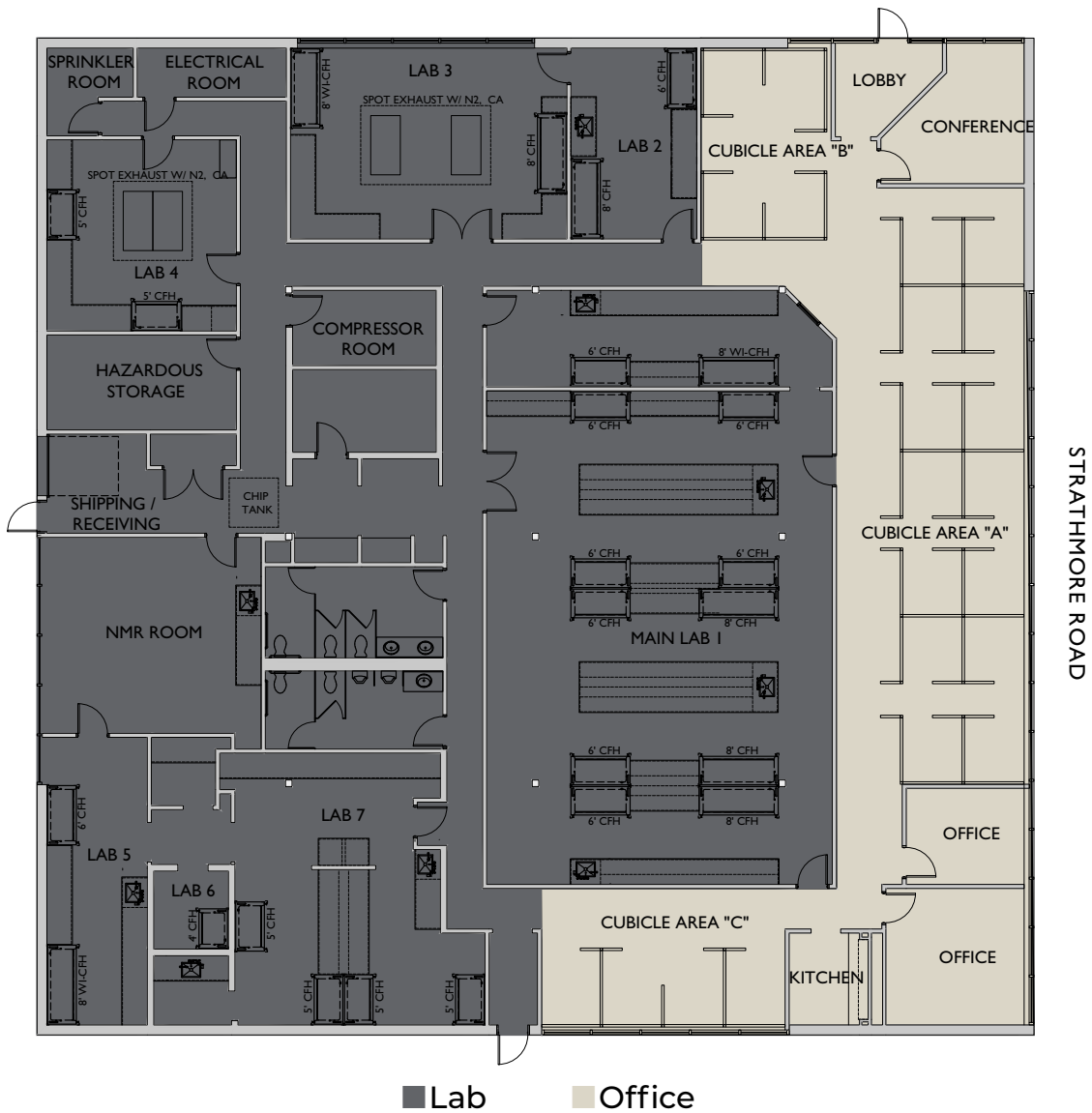
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10,201 SF LAB/OFFICE FOR LEASE

1 STRATHMORE RD

LIFE SCIENCE MICRO-CLUSTER · NATICK, MA

1 STRATHMORE ROAD · 10,201 SF



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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PROPERTY DETAILS

1 STRATHMORE ROAD, NATICK, MA

TOTAL BUILDING AREA
10,201 RSF

LABORATORY TYPE
Chemistry laboratories

AGE / COST
Orig. building constructed in 1960; Main Lab renovated 2002

CONTROL AREAS
Whole building control area plus solvent storage room

EXTERIOR STORAGE
Exterior detached chemical/waste storage shed

LOADING
6'Wx12'H overhead door at grade

BUILDING ELECTRIC SERVICE
1,200A @ 120/208V

ELECTRIC CAPACITY
42W/SF

100% OUTSIDE MAKE UP AIR
RTU 1: 17,000 CFM O.A.; RTU 3: 7,200 CFM 100 %O.A., est. air flows
(2) Small standard office units – all units have gas heat

EXHAUST FANS
(13) exhaust fan estimated at 25,000 CFM

CFM/RSF TOTAL LEASED AREA
2.4 CFM/RSF

WATER
2" diameter domestic service

FIRE PROTECTION
6" diameter service

NATURAL GAS
Yes, single meter

SLAB UNDERSIDE OF DECK
14'-9"

CLEAR HEIGHT
11'-8"

STRUCTURAL
Steel and composite concrete deck

FIRE PROTECTION
Fully sprinkled

ROOF
EPDM

LABORATORY AMENITIES

PROTECTED HOT & COLD WATER
Yes

TEPID WATER
Mixing valve, HW heater, EW at lab sinks, emergency showers, laboratory waste system

NITROGEN (N2)
From 3 Strathmore Road N2 generator

SOLVENT STORAGE ROOM
Surface mtd XP light fixtures, vented Flam cabinets
Laboratory Casework Metal casework, epoxytops

LABORATORY CASEWORK
Metal casework, epoxytops

FUME HOODS
Main Lab 1: (9) 6' CFH, (2) 8' CFH, (1) 8' Walk-in CFHN2 & CA services, PCHW via local chillers
Lab 2: (1) 6' CFH, (1) 8' CFH
Lab 3: (1) 8' CFH, (1) 8' Walk-in CFH
Lab 4: (2) 5' CFH
Lab 5: (1) 6' CFH, (1) 8' Walk-in CFH (Hydrogenation lab)
Lab 6: (1) 4' CFH
Lab 7: (4) 5' CFH

NMR SUITE
Interior dedicated re-circ. room cooling unit



20,400 SF WAREHOUSE/LAB/OFFICE FOR LEASE

3 STRATHMORE RD

LIFE SCIENCE MICRO-CLUSTER · NATICK, MA

3 STRATHMORE ROAD · 20,400 SF



■ Warehouse ■ Lab ■ Office

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PROPERTY DETAILS

3 STRATHMORE ROAD, NATICK, MA

TOTAL BUILDING AREA

20,400 RSF

LABORATORY TYPE

Industrial/Warehouse

AGE / COST

Constructed in 1975, Analytical lab renovated 2004

LOADING

3 overhead doors at grade

BUILDING ELECTRIC SERVICE

(1) 1,000A, (4) 250A 120/208V, Five mains to building.

ELECTRIC CAPACITY

35 W/SF

100% OUTSIDE MAKE UP AIR

1) 7,000 CFM, 100% OA Lab RTU gas-fired, estimated airflows

(2) Centrifugal fans, estimated capacity of 6050CFM

(2) exhaust fans estimated capacity of 2250CFM

CFM/RSF TOTAL

0.5 CFM/RSF

OFFICE AREA HVAC

(1) 10,000 CFM with 2050 CFMOA

(4) Small office RTUs

WATER

2" diameter domestic service to .75" distribution

FIRE PROTECTION

8" diameter, reduced to 4" distribution

NATURAL GAS

Yes, medium pressure to (5) meters

CLEAR HEIGHT

15'-3"

STRUCTURAL

Steel columns, 5' o.c. bar joist roof framing

FIRE PROTECTION

Fully sprinkled

ROOF

Front PVC, Rear EPDM

LABORATORY AMENITIES

LABORATORY WASTE SYSTEM

Yes

COMPRESSED AIR

Yes, feed N2 generation

NITROGEN (N2)

N2 generator, feeds two manifolds

CONTROLLED STORAGE ROOM

Controlled substances room - Secure Laboratory

LABORATORY CASEWORK

Metal casework with epoxy

FUME HOODS

(1) 4' CFH

