



INTRODUCING

300 THIRD AVE
WALTHAM, MA

CLASS A LAB & OFFICE DEVELOPMENT

139,570 RSF

LINCOLN
PROPERTY
COMPANY

EXIT 27A

CLASS A LAB & OFFICE



THIRD AVE
WALTHAM, MA

DEVELOPMENT





HIGH IDENTITY BUILDING

Anticipated
Delivery
2021

QUICK FACTS

Building
Rentable SF
139,570 RSF

FLAGSHIP OPPORTUNITY



BUILDING SPECIFICATIONS

Site Area

1.695 Acres

Floor to Floor

14'6" - 14'9"

Column Spacing

44' clear at perimeter

Floor Plate

35,000 RSF (Floors 3-6)

Parking Ratio

3.17/1,000 (443 spaces)

HVAC*

137,000 CFM 100% outside air AHU's

1.75 CFM/SF for Lab use based on
60/40 Lab/Office split

1000-ton chillers and cooling tower

Electrical

(1) 4000amp 277/480 plus

(1) 3000amp 277/480

15 watts/SF Lab - 9 watts/SF Office

Fire & Safety

Fully sprinklered with fire alarm system

Generators*

Base building 500 KW diesel generator

Optional gas-fired Tenant generators

Loading

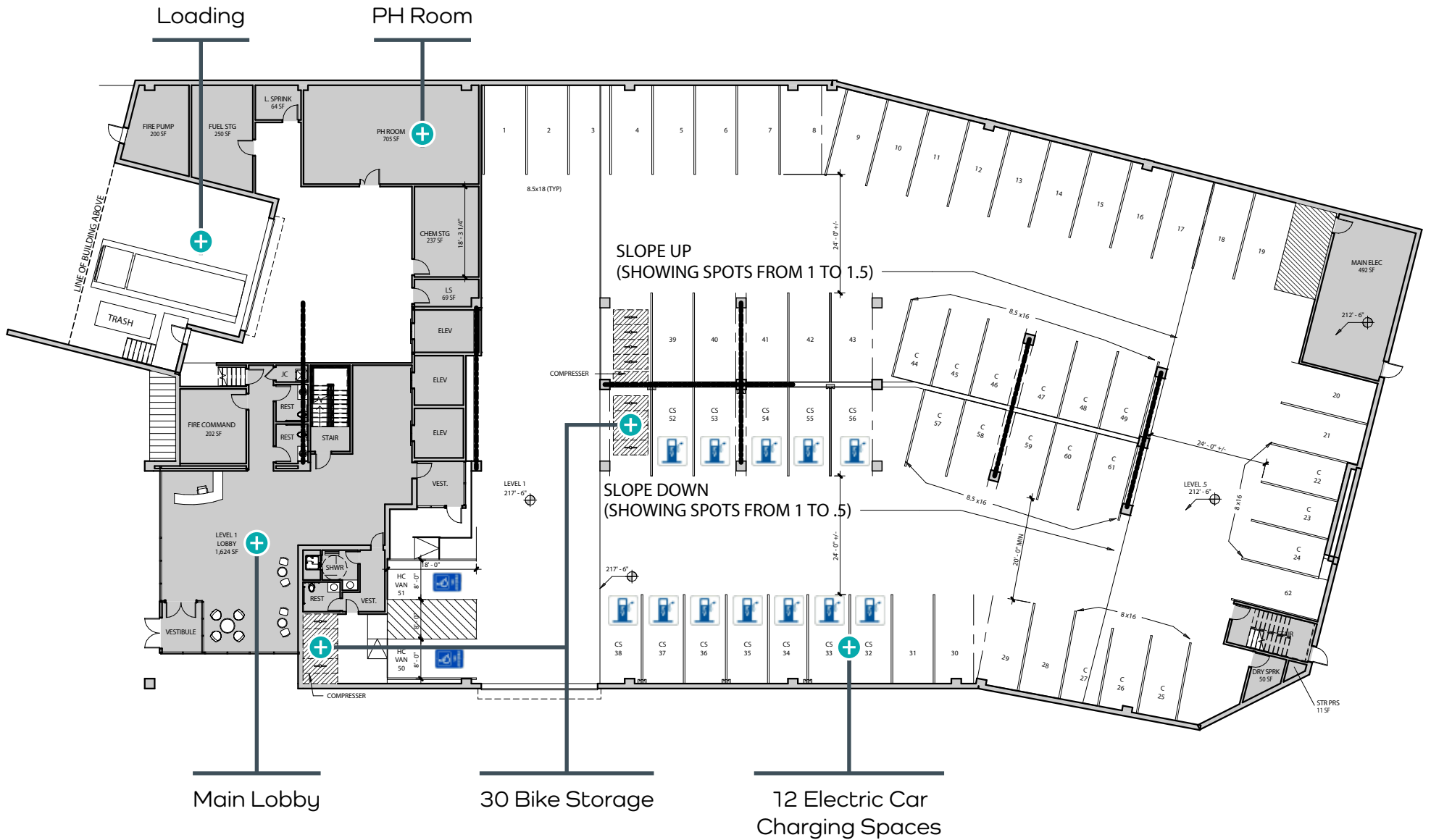
2 drive-in bays with additional trash bay

Water

Centralized pH neutralization system

*dependent on tenant

FIRST FLOOR



FIT PLAN · SINGLE TENANT



DEPARTMENT LEGEND

- Lab
- Lab Support
- Lobby
- Office Support
- Open Office
- Support

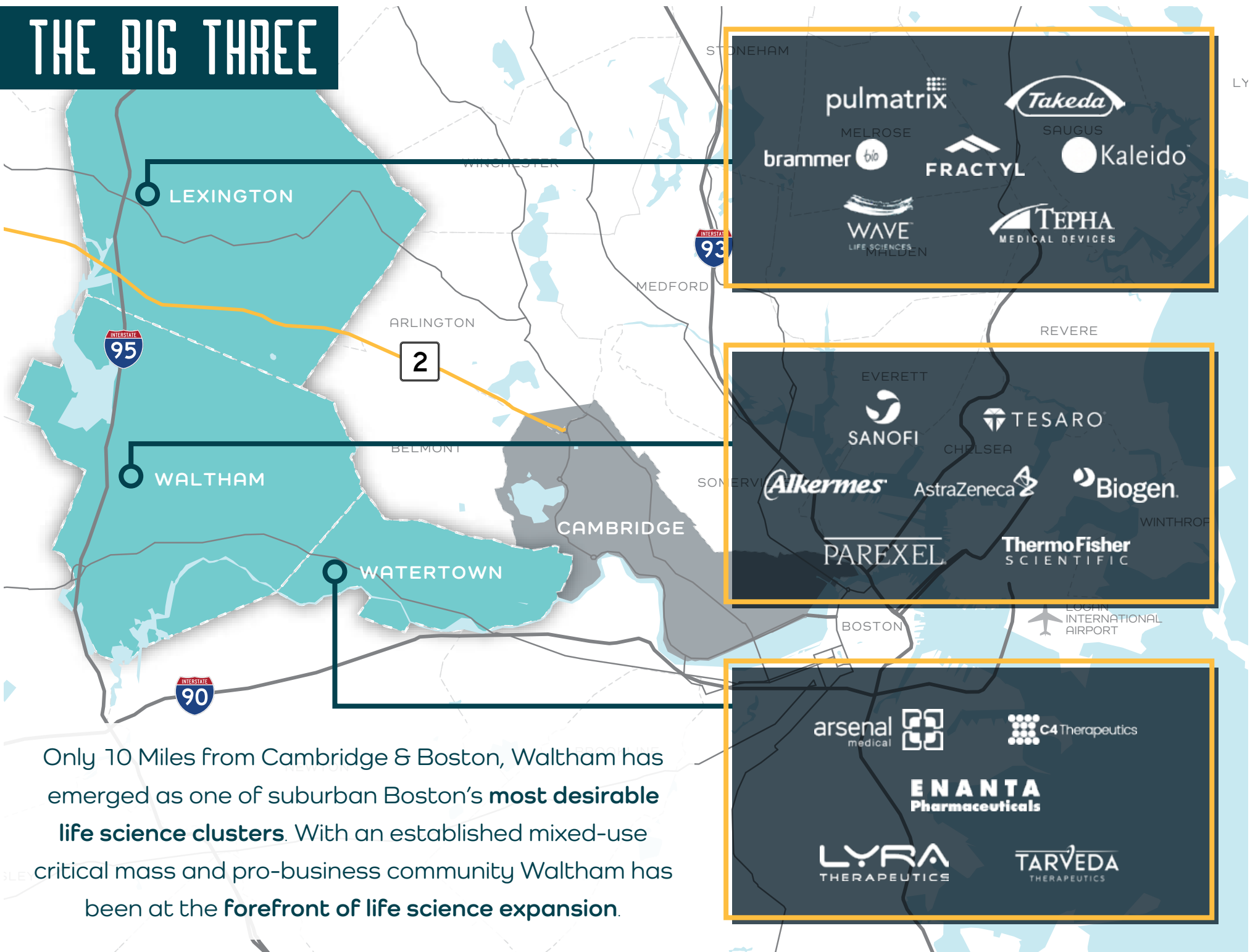
FIT PLAN · MULTI-TENANT



DEPARTMENT LEGEND

Tenant 1	Tenant 2	Common
Lab	Lab	Lobby
Lab Support	Lab Support	Support
Open Office	Open Office	
Office Support	Office Support	

THE BIG THREE



Only 10 Miles from Cambridge & Boston, Waltham has emerged as one of suburban Boston's **most desirable life science clusters**. With an established mixed-use critical mass and pro-business community Waltham has been at the **forefront of life science expansion**.

LIFE SCIENCE CLUSTER

300 THIRD AVE
WALTHAM, MA

decīphera



Shire

gsk

FRESENIUS
MEDICAL CARE

EXIT 27A

ThermoFisher
SCIENTIFIC

PerkinElmer
For the Better

SANOFI

Alkermes

828 Winter St

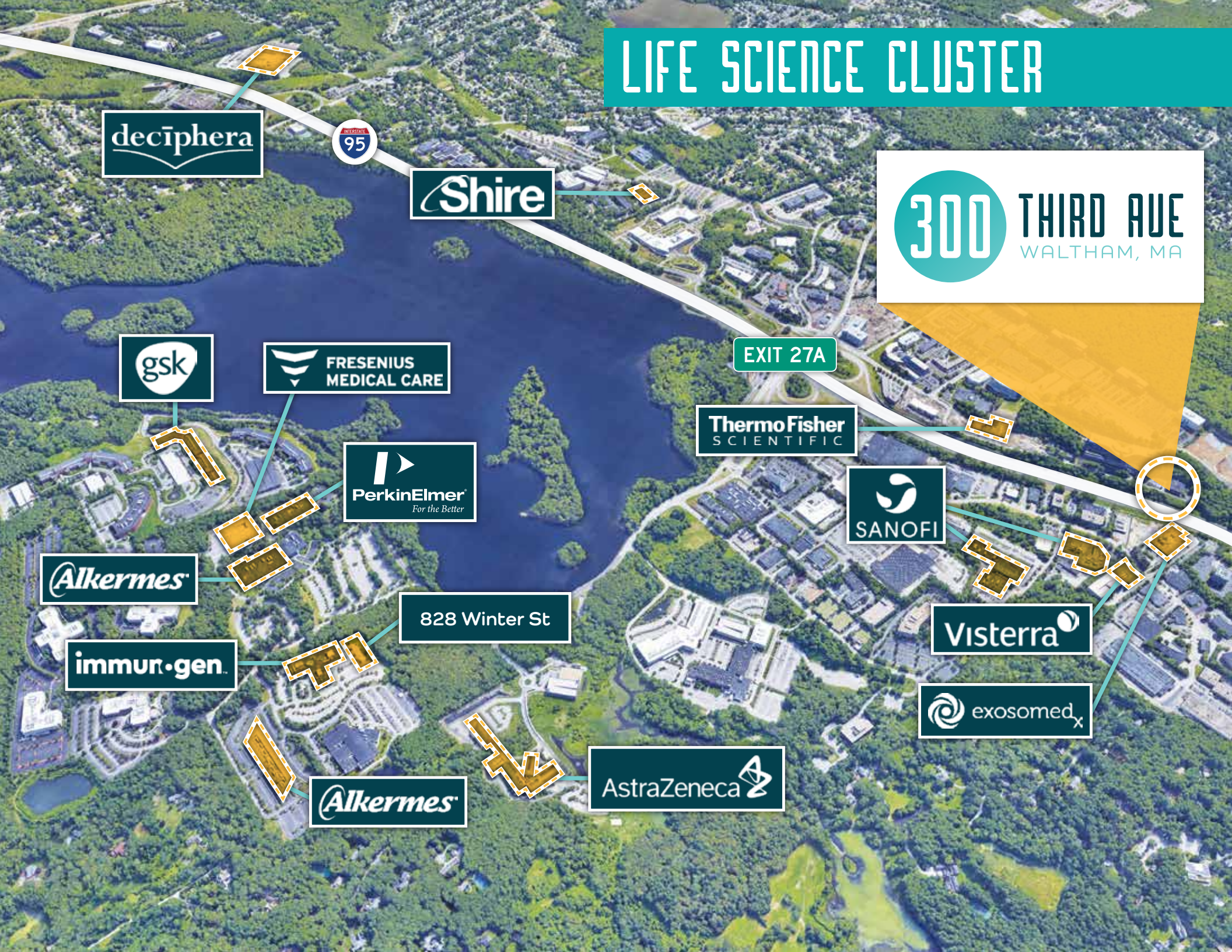
Visterra

immun.gen

Alkermes

AstraZeneca

exosomed_x















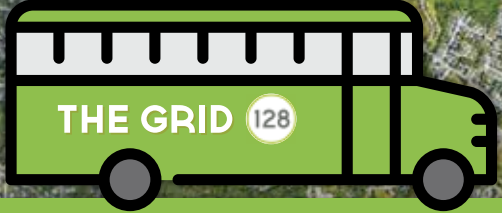









EXIT 27A



SHUTTLE BUS FROM 300 THIRD AVE TO COMMUTER RAIL









WALTHAM MBTA COMMUTER RAIL STATION

3 STOPS to Cambridge	4 STOPS to Boston
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