

CLASS A LAB SPACE

200 STAPLES DRIVE

in 9/90 Corporate Center, Framingham

15,000 - 60,000 SF OPPORTUNITIES

For more information, contact:

Kevin Hanna
+1 617 279 4535
kevin.hanna@cushwake.com

Brian Collins
+1 617 204 4114
brian.collins@cushwake.com

Paul Leone
+1 617 204 4127
paul.leone@cushwake.com



STEPS AWAY FROM MAJOR LAB USERS, LARGE CORPORATE TENANTS & AMENITIES



SANOFI GENZYME
2 Million SF

BOSE

BOSE

BOSE

FedEx

MESAGE Waters

EVOLVEFITNESS

Sheraton

Ben's Deli

Worcester Road

BOS
boston logan

Shuttle to Logan Airport

Exit 12

Worcester Road

200 Crossing

100 Crossing

200 Staples

175 Crossing

reVO
BIOLOGICS
a different approach to better™
28,000 SF

bostonheart
diagnostics®
80,000 SF

Bright Horizons
FAMILY SOLUTIONS™

Residence Inn
Marriott

90

P P Manufacturing Inc
16,000 SF

STAPLES

Massachusetts Highway

Lab Users **Amenities** **Corporate Users**



FEATURES

200 Staples Drive, Framingham is a two-story, 60,000 square foot building located in 9/90 Corporate Center near Sanofi Genzyme and other life science industry leaders.

Available Space:	15,000-60,000 RSF on floors one and two
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Available:	Immediately
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Term:	Flexible
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Rental Rate:	Negotiable
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EXCELLENT ACCESS FROM ALL MAJOR HIGHWAYS



MWTA shuttle service to the Framingham Commuter rail station



Short walk to many area amenities including cafe, daycare, health clubs and hotels



Logan Express located next door

FLEXIBLE TERMS

ROBUST INFRASTRUCTURE

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BASE BUILDING SPECIFICATIONS

- Size: 60,000 RSF
- Floors: Two (2)
- Ceiling Height: 1st floor 13'4"
2nd floor 13'8"
(slab to slab, I-beam construction)
- Floor Loads: 100 lbs. live load capacity
- HVAC: Lab Space: 2.0 CFM/RSF
Clinical Space: 1.2 CFM/RSF
Office Space: 1.2 CFM/RSF
- Power: 2,500 Amps or 38 Watts RSF
dual feeds from Framingham and
Southborough substations
- Generator: 500 kW
- UPS: 150 kVa System
- Elevator: One (1) passenger/freight elevator
- Fiber: Verizon and Lighttower
- Sustainability: Energy Star Certified
- Parking: 3.5/1,000
- Park Amenities: Hotel, daycare, fitness, food service, MWTA shuttle and adjacent
to the Logan Express lot
- Water / Sewer: City of Framingham

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