



Opportunity

3,000 - 15,242 SF Office & Lab Space Available

- Lab & Office Space Available
- **Available:** 2nd Floor
- **7,253 SF** Lab/Office space in move-in shape, corner window lined space.
- **3,339 SF** Move-in ready office space with private offices, conference room & cafe.
- **3,000 SF** Corner window lined space, shell shape, ready for paint & carpet.
- **1,650 SF** Office/Lab space
- Ownership willing to provide an allowance for additional new lab space.
- Building Size: 61,177 SF
- 2-story flex office/R&D building

Highlights

- Recently renovated lobby, cafe, and common restrooms, including showers on both floors.
- Building offers two (2) common loading docks
- Rate: \$35.00/SF Gross
- Parking: 212 Spaces (3.5 per 1,000 SF)

Location

- Located in Marlborough, MA
- Located in the center of Massachusetts' high technology and biotechnology communities.
- Adjacent to I-495 and I-90.

OWNERSHIP:

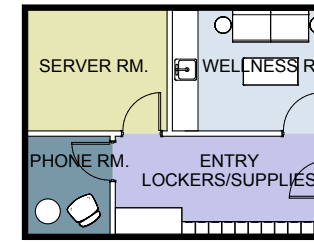
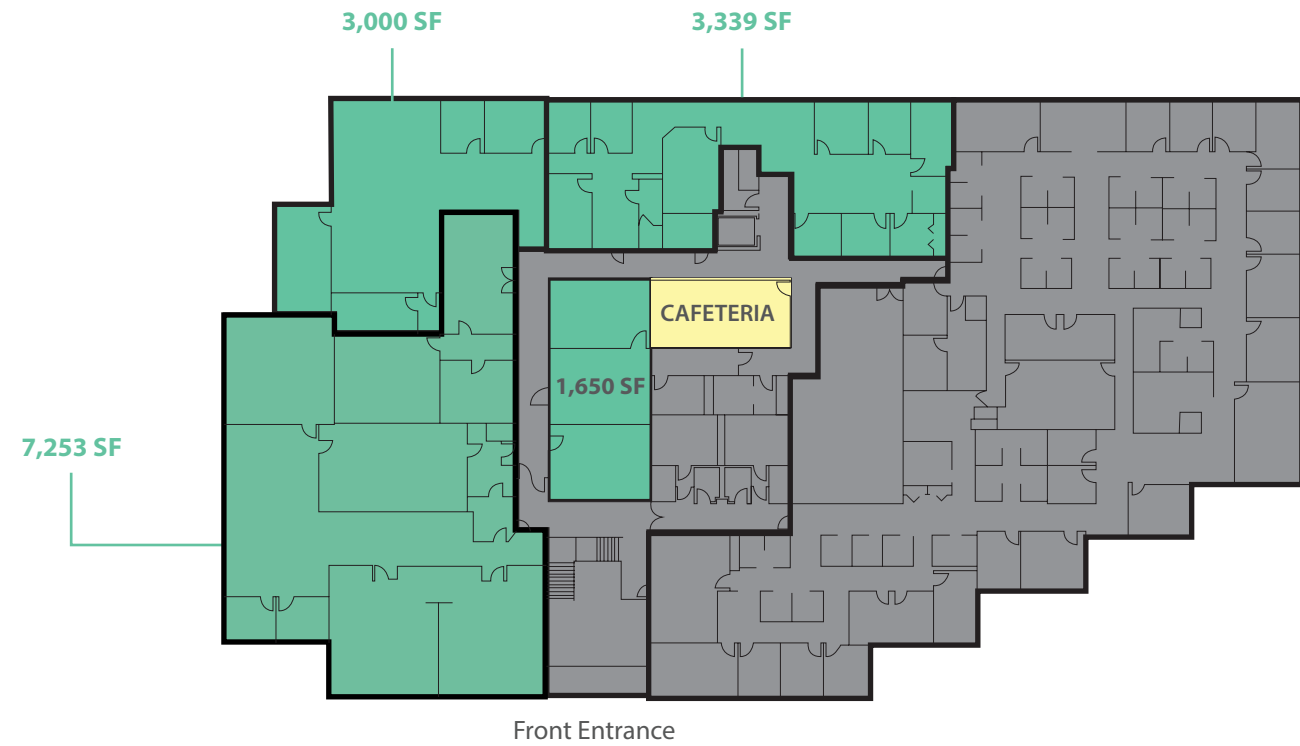


Bill Sullivan, Sr. Vice President
617.758.8275
bill.sullivan@avisonyoung.com

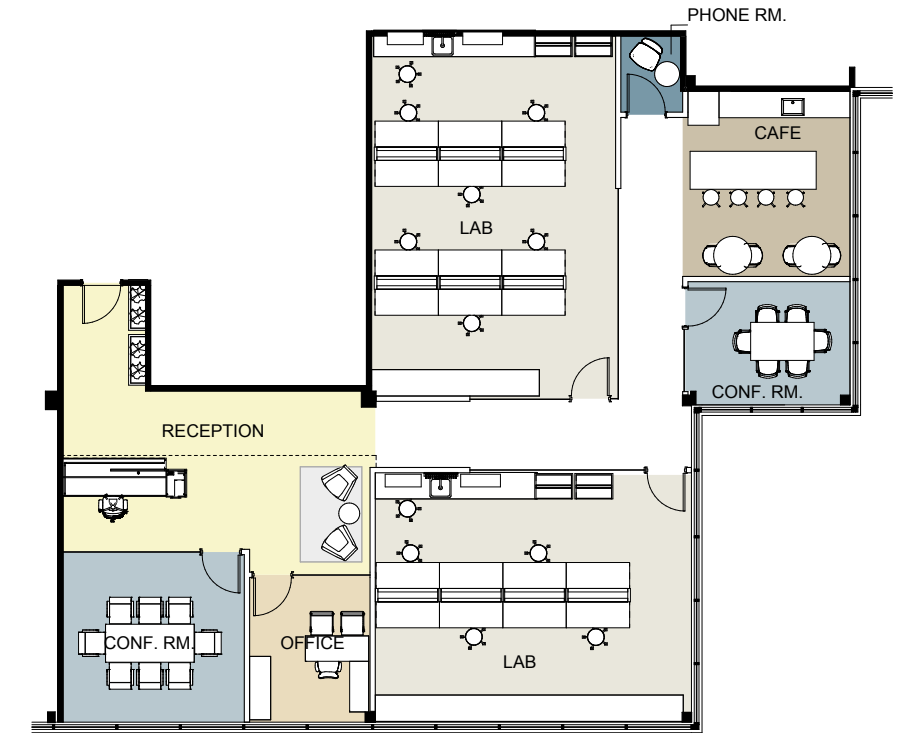
Jon Pezzoni, Vice President
617.758.8742
jon.pezzoni@avisonyoung.com

Floor Plan

SECOND FLOOR 3,000 - 15,242 SF



SECOND FLOOR TEST FIT PLAN 3,000 SF



1 Test Fit - Floor 2
1/4" = 1'-0"



Office Space

Lab Space



Location Overview

Life Science Hub

Massachusetts has become a global leader in the life sciences industry over the past decade, drawing many of the leading pharmaceutical and biotechnology companies to the state. Due to its central location along the 495 "Innovation Corridor", Marlborough has become a regional biotechnology hub and a leading incubator for mature life science companies. In 2013, the Massachusetts Biotechnology Council (MassBio) honored Marlborough with its highest distinction, "Platinum BioReady Community," putting it among the state's top biotech destinations. There are 33 life science companies currently operating out of Marlborough, including the headquarters of GE Healthcare Life Sciences, Boston Scientific, Sunovion, and Hologic, which employ close to 6,000 life science employees in Marlborough.



**AVISON
YOUNG**

avisonyoung.com

Bill Sullivan, Sr. Vice President
617.758.8275
bill.sullivan@avisonyoung.com

Jon Pezzoni, Vice President
617.758.8742
jon.pezzoni@avisonyoung.com