

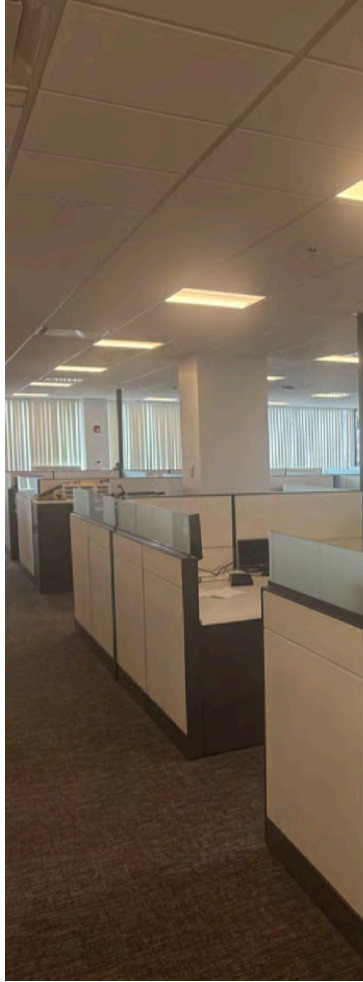
CLASS A LAB
SUBLEASE OPPORTUNITY
TERM THROUGH 04/30/33*

200 STAPLES DRIVE
Framingham, MA



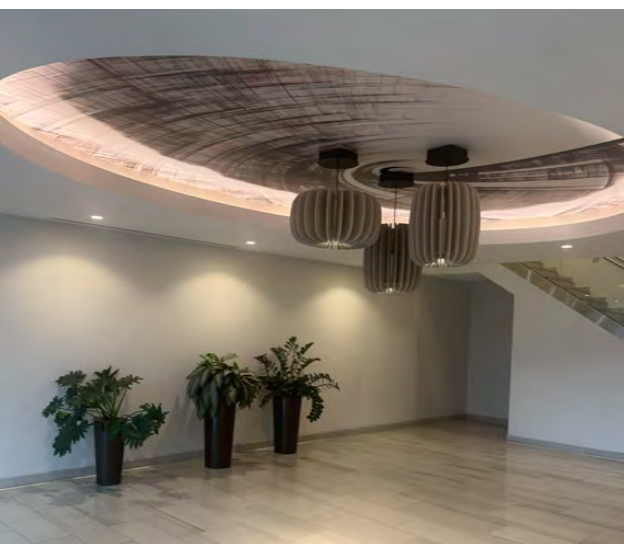
FULLY FURNISHED FIRST FLOOR
30,000 RSF

* MASTER LEASE EXPIRES MAY 31, 2033



HIGHLIGHTS

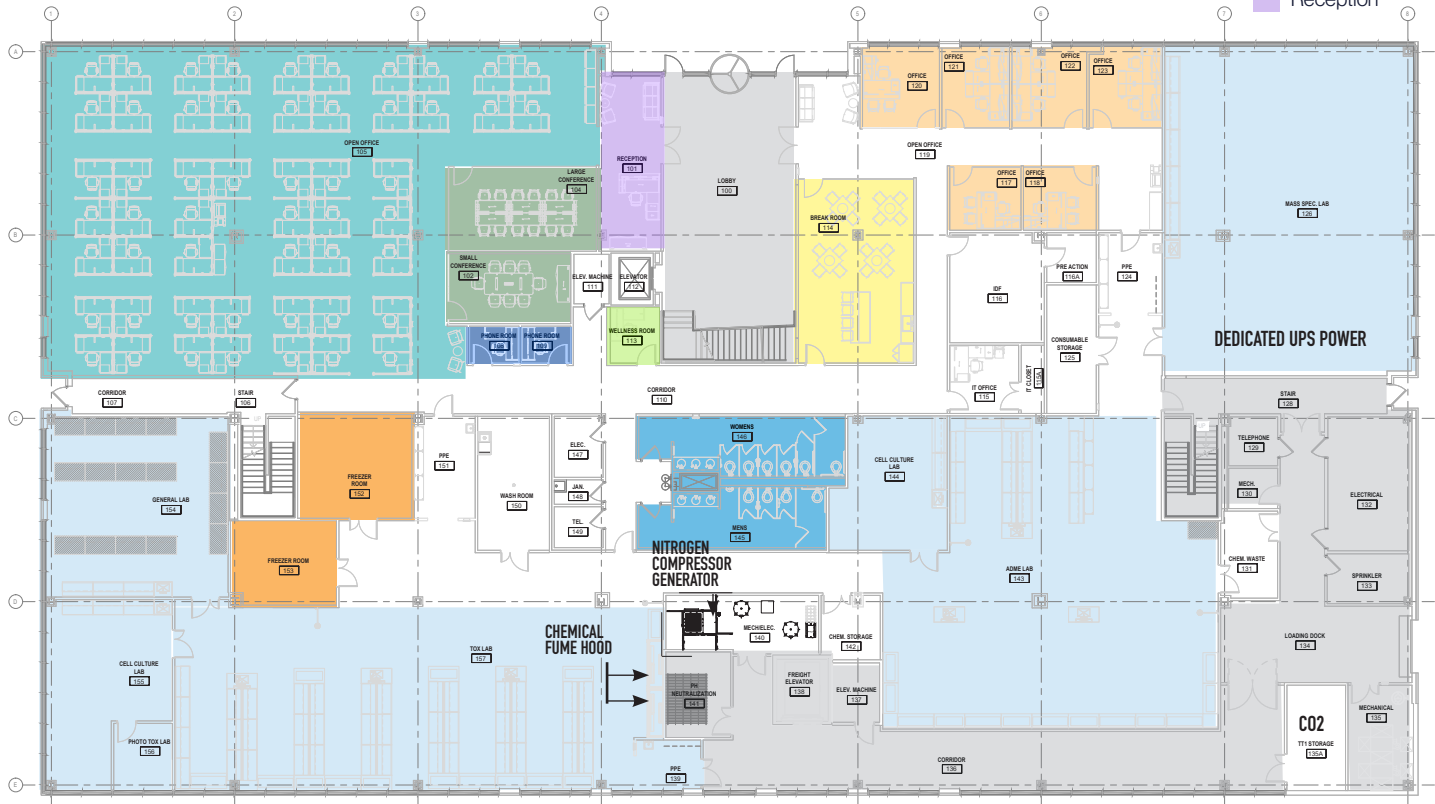
- TERM THRU 04/30/33
- FURNITURE AVAILABLE
- BSL2
- BACK UP GENERATOR
- 90 PARKING SPACES
- 2 CHEMICAL FUME HOODS
- CHEMICAL STORAGE
- NITROGEN GENERATOR
- AIR COMPRESSOR
- FITNESS CENTER, CONFERENCE CENTER, FOOD SERVICE IN PARK



- KEY:**
- Conference Room
 - Private Office
 - Lab
 - Open Area/Desks
 - Break Room
 - Restrooms
 - Freezer Room
 - Phone Room
 - Wellness
 - Reception

Floor 1

- 54 Cubicles in Open Office
- Reception
- Break Room
- IT Room
- 2 Conference Rooms
- 2 Phone Rooms
- Wellness Room
- 7 Labs
- 6 Private Offices
- 2 Freezer Rooms



Building Specs

Year Built / Renovated:
2005 / 2023

Floors:
Two

Sublease Availability:
30,000 SF on 1st Floor

Roof:
2005 Firestone VersiGard Roofing System

Ceiling Height (Slab-to-Slab):
Floor 1: 13'4"
Floor 2: 13'6"

Loading:
(1) Single Door on East Side of Building

Parking:
90 Spaces

Elevators:
(1) Passenger and (1) Freight

HVAC System:

Office: (2) 40-ton Trane Rooftop Units (2005)
Lab: (1) XNRGY DX Cooling Unit (2023)

Electric Service:

(2) 800-amp Main Breakers (480 volts)
(1) 1,200-amp Main Breaker (480 volts)

Energy Management:

Zynergy Building Automation System

Backup Power:

Milton Cat Generator 550Kx
Dedicated UPS to Lab (labeled on floor plan)

Life Safety:

Notifier Fire Alarm Panel, 2005
100% Wet-Pipe Automatic Sprinkler System Coverage

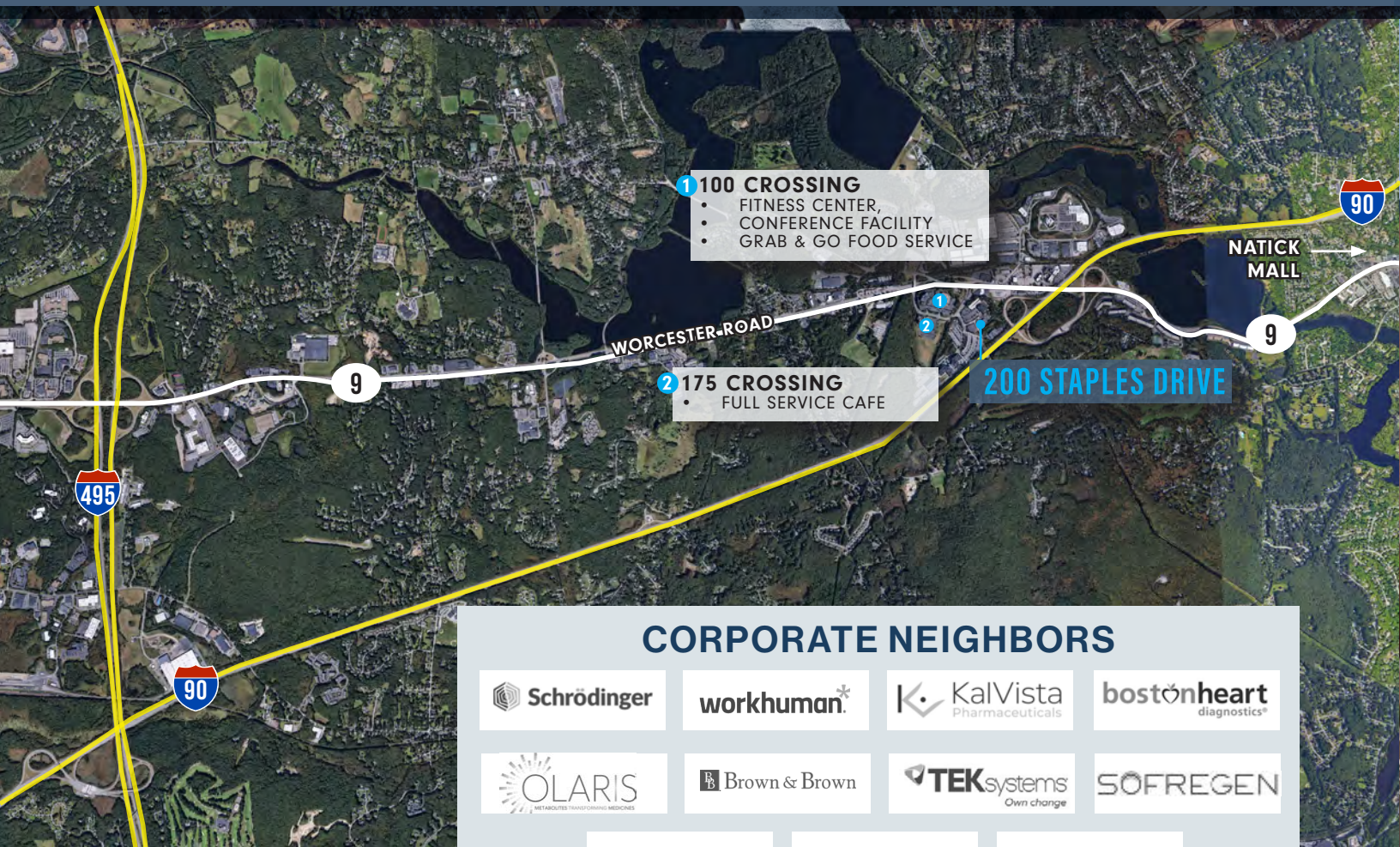
Amenities

- 100 Crossing: Fitness Center, Conference Facility, Grab&Go
- 175 Crossing: Full Service Cafe
- Marriott Residence Inn

TRAVEL DISTANCES

I-90	2 miles
I-495	7 miles
Boston	25 miles
Worcester	24 miles

NEARBY AMENITIES



CORPORATE NEIGHBORS



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