

AVISON
YOUNG

100

TECH CENTER DRIVE

STOUGHTON, MA

**The Benchmark for Class A Office Space
in the 128/495 South Submarket**

16,838 SF - 50,678 SF PLUG & PLAY
OFFICE & LAB SPACE AVAILABLE FOR SUBLEASE



LEASING OPTIONS

SECOND FLOOR

16,838 SF

FULLY FURNISHED
OFFICE & LAB SPACE

THIRD FLOOR

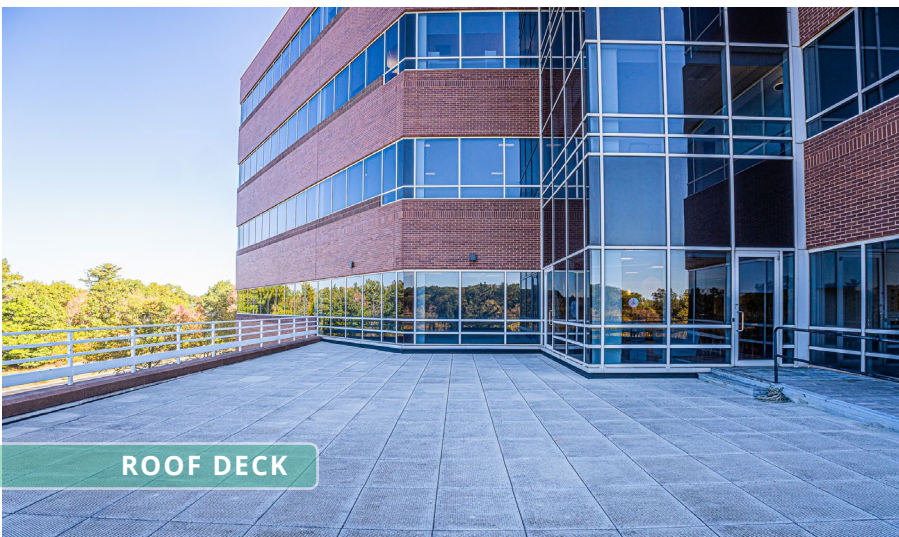
33,840 SF

FULLY FURNISHED
OFFICE SPACE

BOTH FLOORS

50,678 SF

TERM THROUGH 9/30/2029

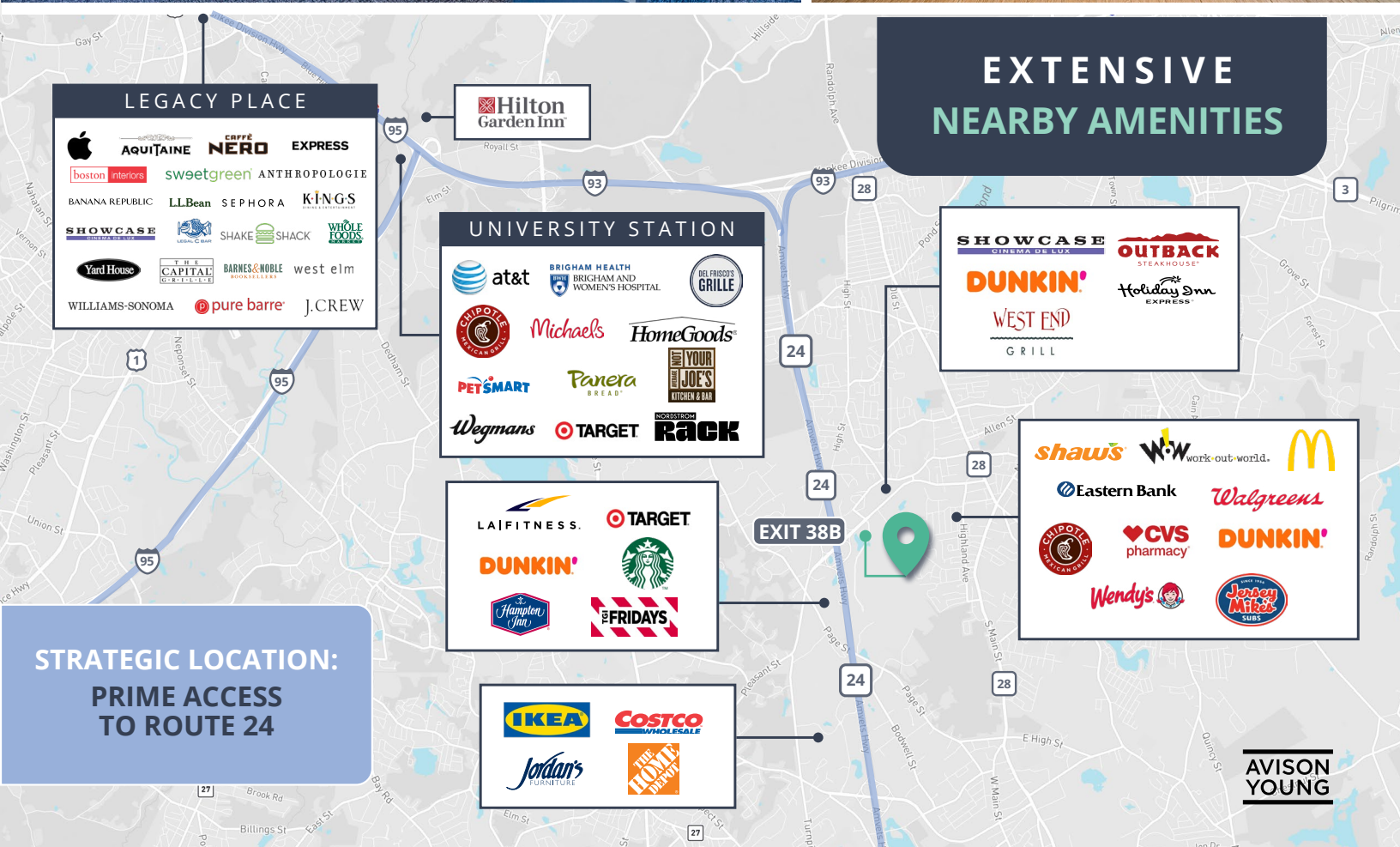
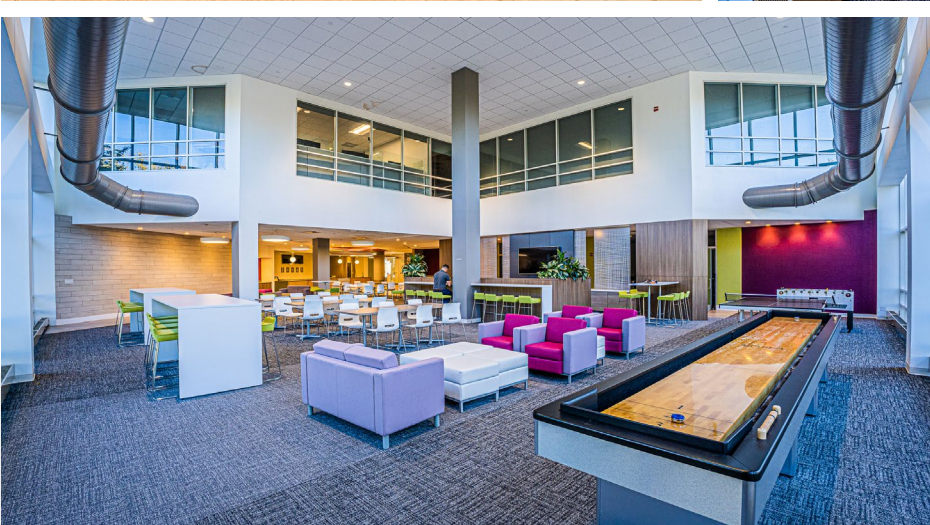


ROOF DECK

BUILDING AMENITIES

- State-of-the-art fitness center with men's & women's locker rooms
- Common conference center
- 24/7 "Grab n' Go" snack station
- Starbucks coffee bar
- Gaming area with foosball, ping pong and shuffleboard
- Lounge area with a big-screen television
- Private roof deck

BUILDING LOBBY & EVENT SPACE



THIRD FLOOR

33,840 SF

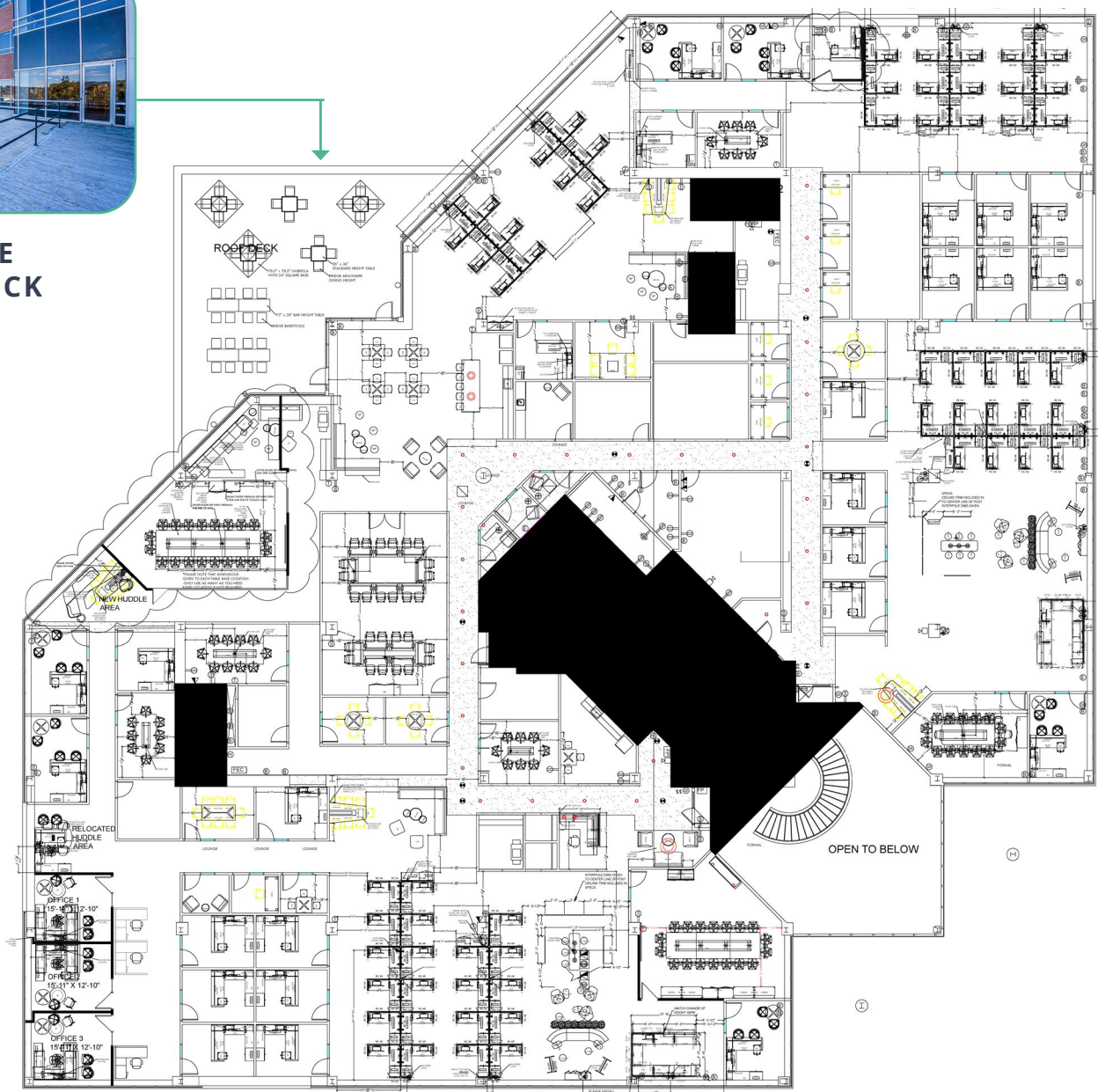
FULLY FURNISHED
OFFICE SPACE



LARGE CONFERENCE ROOM



PRIVATE
ROOF DECK



- | | |
|---|----------------------------------|
| 9 EXECUTIVE PRIVATE OFFICES | 1 LARGE TRAINING ROOM |
| 20 INTERIOR PRIVATE OFFICES | 61 WORK STATIONS |
| 4 MEDIUM CONFERENCE ROOMS | 1 KITCHENETTE/ BREAK AREA |
| 3 LARGE CONFERENCE / BOARD ROOMS | |



MAIN CONFERENCE ROOM



FLOODED WITH NATURAL LIGHT THROUGHOUT



DEDICATED TRAINING ROOM



KITCHENETTE & BREAK ROOM

SECOND FLOOR

16,838 SF

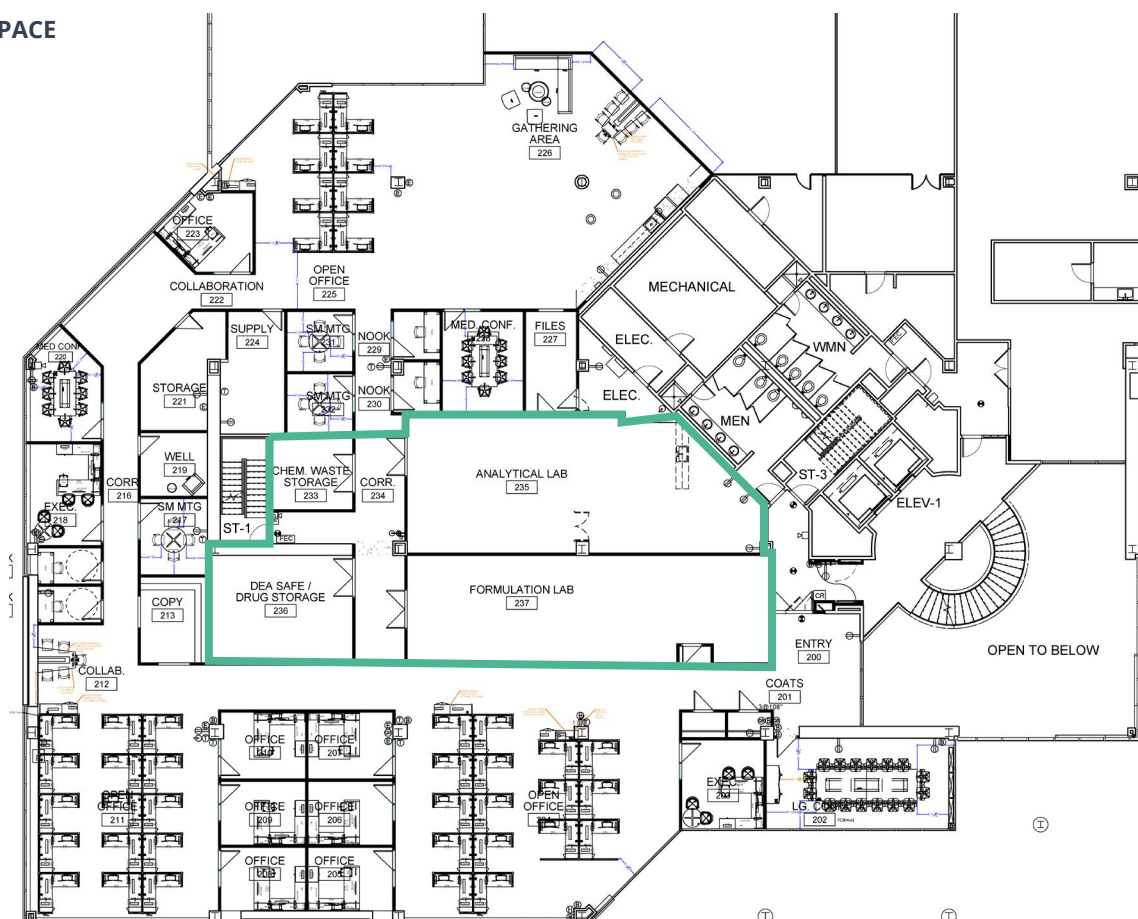
FULLY FURNISHED
OFFICE & LAB SPACE



APPROX 3,000 SF OF PLUG & PLAY LAB SPACE

3 X MOTT CHEMICAL FUME HOODS (MODEL NO. 7421040)
SMALL RO/DI WATER SYSTEM WHICH FEEDS THE LAB

LAB SPACE



8 PRIVATE OFFICES

2 MEDIUM CONFERENCE ROOMS

1 LARGE CONFERENCE ROOM

39 WORK STATIONS

1 KITCHENETTE/ BREAK AREA



LAB SPACE

BLEND OF PRIVATE OFFICES & WORKSTATIONS WITH EXPANSIVE WINDOW LINES



KITCHENETTE & BREAK ROOM



COLLABORATIVE SPACES





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