

90K SF LAB /
SUBDIVIDABLE
TO 30,000 SF



373

PLANTATION STREET
WORCESTER



**DEDICATED
LIFE SCIENCES
LOCATION**

373

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WORCESTER

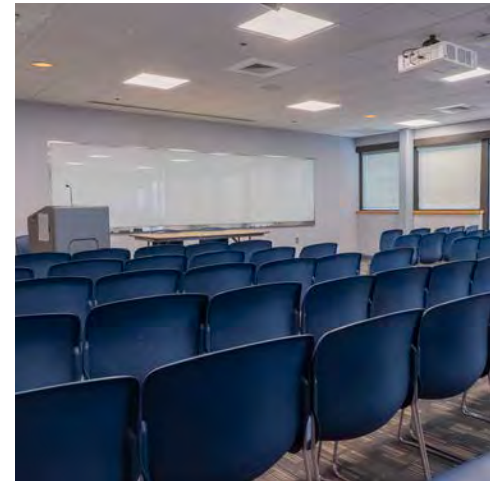
ENTIRE BUILDING. IMMEDIATE OCCUPANCY.

LEASE RATE: \$35.00/SF/year (NNN)

90,000 SF LAB BUILDING SUBDIVIDABLE TO 30,000 SF

AVAILABLE FOR OCCUPANCY NOW

OPPORTUNITY FOR POTENTIAL COMPANY HEADQUARTERS



PROPERTY HIGHLIGHTS



LOCATED NEXT
TO UMASS CHAN
MEDICAL SCHOOL
CAMPUS



10-ACRE
SCIENCE PARK
CAMPUS SETTING



A THREE STORY LAB
BUILDING W/ 28K SF
FLOOR SIZES



CONFERENCE
ROOM



MEETING
PRESENTATION
FACILITIES



CAFÉ AT ALBERT
SHERMAN CENTER



FITNESS CENTER
ACCESS



MBTA TRAIN STATION
AND BUS HUB
2 MILES



2.5 PER 1,000/KSF
PARKING
RATIO



BIKING & RUNNING
ALONG LAKE
QUINSIGAMOND





**WELCOME
TO YOUR
NEW LAB**

373

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PROPERTY SPECIFICATIONS

PROFILE

- 3-Story Building Built in 1988
- Lot Size: 3.5 Acres
- Zoning: ML-0.5 (R&D w/ Manufacturing)
- Rentable Area (BRA): 90,000 SF
- Average Floor Size: 30,000 SF
- Typical Configuration: 60% Lab, 40% Office
- Parking Ratio: 2.5 / 1000 SF

FEATURES

- Reverse Osmosis Deionized Water System (RODI)
- Microbulk Gas Distribution System (1,000L)
- pH Neutralization System
- Compressed Air and Vacuum Systems
- Vertical Ventilation System for Chemistry & Biology Applications, w/ Exhaust Fans & Chimney Stacks
- Emergency Generator (Caterpillar 150kW 480/277V three-phase diesel)
- Radioactive Waste Room
- Make-Up Air Units
- Roof-Mounted Enclosed Chillers & Cooling Towers
- Freezer Farm & Cold Rooms
- Glass Washroom

BUILDING SYSTEMS

- Elevators:** 1 Passenger & 1 Hydraulic Freight w/ 4,000 LB Cab
- Power:** 1500 kVA Pad-Mounted Unit w/ 1200A 3-Phase, 4-wire, 800A Circuit Breakers
- Utilities:** Electricity: National Grid
Gas: Eversource
Water & Sewer: City of Worcester
Internet: Verizon, Spectrum

ON-SITE AMENITIES

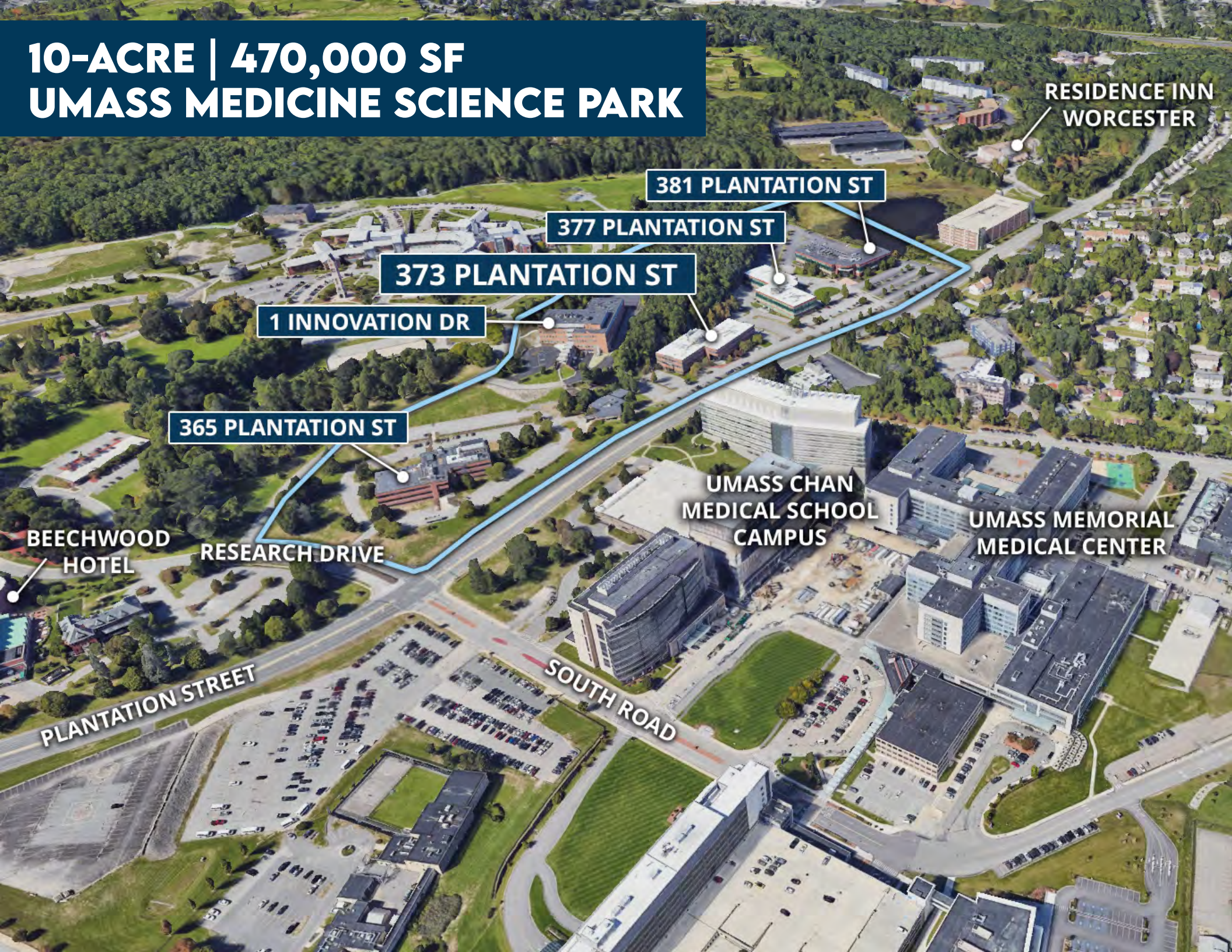
- Lecture Hall
- Conference Space

OFF-SITE AMENITIES

- Beechwood Hotel
- Residence Inn Worcester



10-ACRE | 470,000 SF UMASS MEDICINE SCIENCE PARK



RESIDENCE INN
WORCESTER

381 PLANTATION ST

377 PLANTATION ST

373 PLANTATION ST

1 INNOVATION DR

365 PLANTATION ST

BEECHWOOD
HOTEL

RESEARCH DRIVE

UMASS CHAN
MEDICAL SCHOOL
CAMPUS

UMASS MEMORIAL
MEDICAL CENTER

PLANTATION STREET

SOUTH ROAD

LIFE SCIENCES ECOSYSTEM

The UMass Medicine Science Park contributes to and benefits from the organic synergies and support from an interconnected life sciences ecosystem in the Worcester area.



60+ COMPANIES

Over 60 life sciences companies are already established and thriving in the Central Massachusetts region.

BIOMANUFACTURING

Nearby at the 46-acre Reactory Biomanufacturing Park, WuXi Biologics is currently constructing a 36,000 liter manufacturing facility and three additional pad sites are ready for development.

GOVERNMENT

MassBio has recognized Worcester as a Platinum Rated BioReady Community for its zoning practices and infrastructure capacity. This was made possible thanks to the vision and efforts of City officials and organizations such as the WBDC.

UMASS MEDICINE SCIENCE PARK

One of the nation's leading centers for biotechnology research production, providing a nurturing environment for companies during all stages of growth.

WORKFORCE

Worcester is the 15th best market in the U.S. for life sciences research talent, according to CBRE.

RESEARCH

UMass Chan is one of the fastest growing research institutions in the US. In 2023, NIH funding equaled \$204M and federal and private grants brought in \$333M.

INCUBATORS

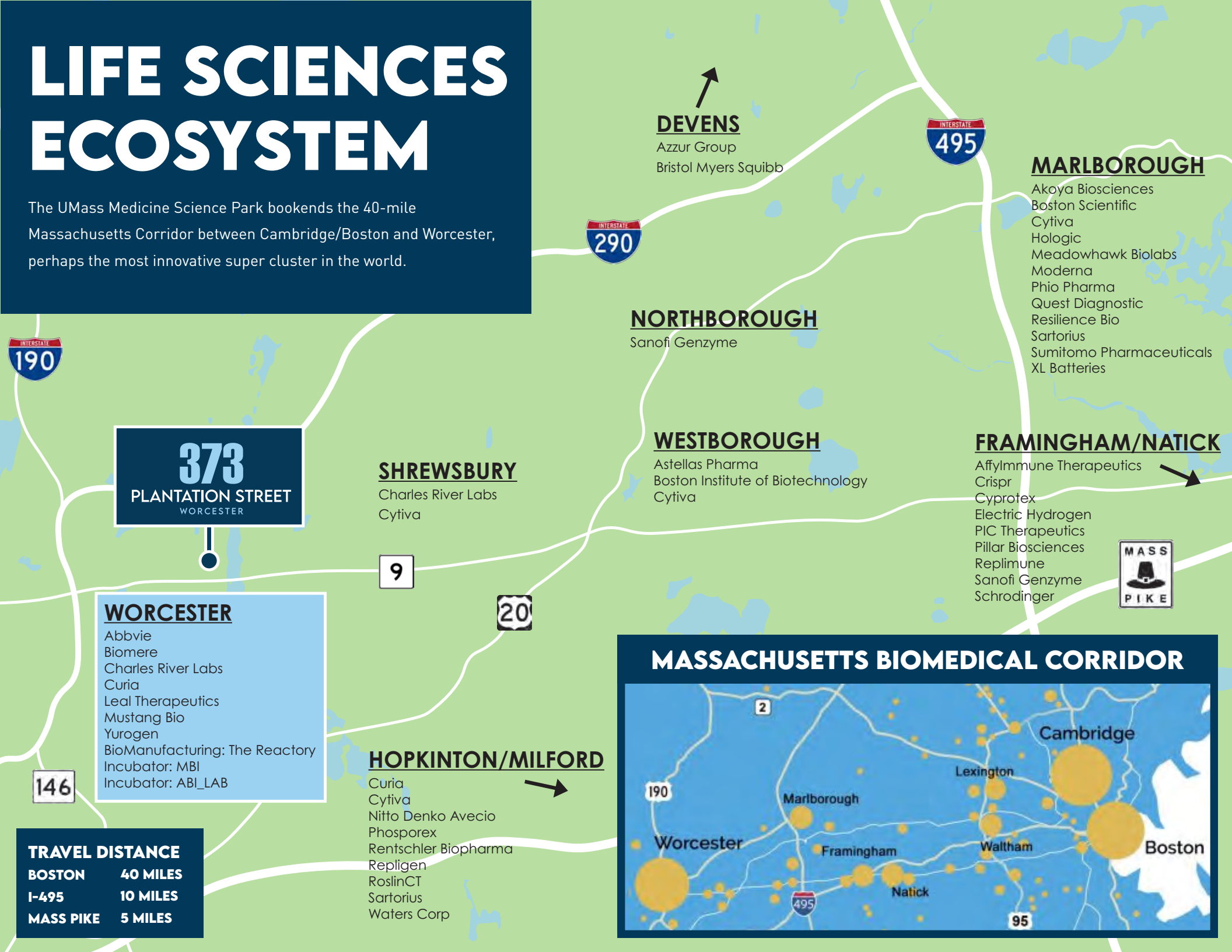
MBI is the longest-running life sciences incubator in the Commonwealth. Since 2000, MBI has assisted over 188 emerging life sciences companies advance from concept to clinical trials.

EDUCATION

WPI's Life Sciences & Bioengineering Center helps seed the growth of Worcester's Life Sciences industry. Technician training programs at Quinsigamond and Mount Wachusett community colleges provide the skills needed to meet workforce demand.

LIFE SCIENCES ECOSYSTEM

The UMass Medicine Science Park bookends the 40-mile Massachusetts Corridor between Cambridge/Boston and Worcester, perhaps the most innovative super cluster in the world.



DEVENS
Azzur Group
Bristol Myers Squibb

MARLBOROUGH
Akoya Biosciences
Boston Scientific
Cytiva
Hologic
Meadowhawk Biolabs
Moderna
Phio Pharma
Quest Diagnostic
Resilience Bio
Sartorius
Sumitomo Pharmaceuticals
XL Batteries

NORTHBOROUGH
Sanofi Genzyme

WESTBOROUGH
Astellas Pharma
Boston Institute of Biotechnology
Cytiva

FRAMINGHAM/NATICK
AffyImmune Therapeutics
Crispr
Cyprotex
Electric Hydrogen
PIC Therapeutics
Pillar Biosciences
Replimune
Sanofi Genzyme
Schrodinger

SHREWSBURY
Charles River Labs
Cytiva

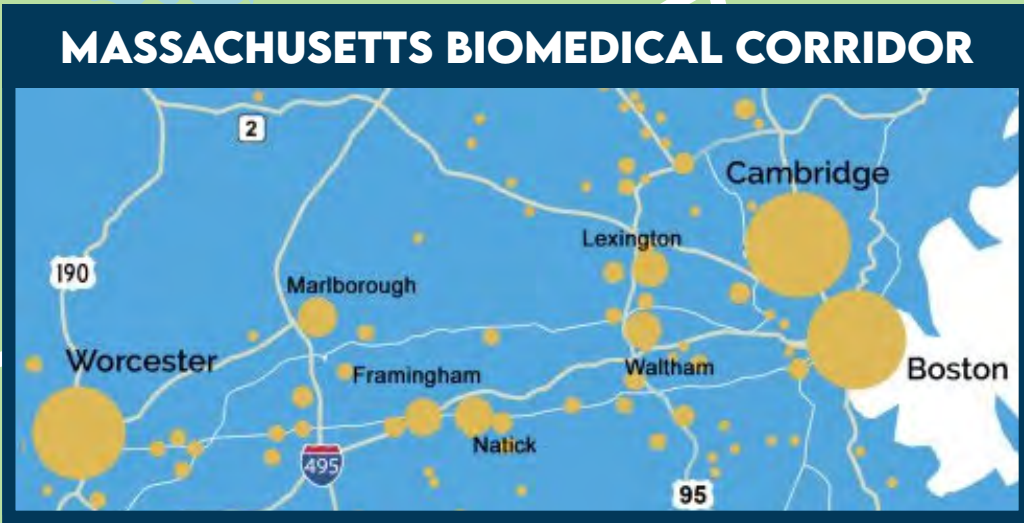
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WORCESTER
Abbvie
Biomere
Charles River Labs
Curia
Leal Therapeutics
Mustang Bio
Yurogen
BioManufacturing: The Reactory
Incubator: MBI
Incubator: ABI_LAB

HOPKINTON/MILFORD
Curia
Cytiva
Nitto Denko Avcio
Phosporex
Rentschler Biopharma
Repligen
RoslinCT
Sartorius
Waters Corp

TRAVEL DISTANCE

BOSTON	40 MILES
I-495	10 MILES
MASS PIKE	5 MILES



WORCESTER WORKFORCE & EDUCATION

Worcester is the 15th best market in the US for life sciences research talent, according to CBRE Research Talent Report.

Worcester County represents 24% of all biomanufacturing jobs in the Commonwealth with 18% year-over-year job growth, according to MBI.

Worcester County is home to 13 colleges and universities with life & health sciences programs at all levels, including:

UMass Chan Medical School

Worcester Polytechnic Institute (WPI)

Massachusetts College of Pharmacy & Health Sciences (MCPHS)

Worcester State University

Cummings School of Veterinary Medicine

College of the Holy Cross

Clark University

Assumption College

Quinsigamond Community College

Nichols College

Anna Maria College

Fitchburg State University

Mount Wachusett Community College



WORCESTER IS A GREAT PLACE TO LIVE AND WORK.

According to Bankrate.com, the cost of living in Worcester is 22% less than in Boston or Cambridge. Costs in the Worcester area are similar to – if not better than - those found in the South. As an example, Worcester and Durham, North Carolina have similar populations, costs, and median incomes. The perception is that North Carolina offers a lower cost of living, yet the average cost of housing in Worcester is 6% less than Durham.

The average commute time for someone living in Worcester is 20 minutes. Try getting to Boston in that amount of time!

Give your employees a lower cost of living, and reduced traffic and commute times with access to Worcester's vibrant urban community, culture, and restaurants.

#6

"TOP 25 BEST PLACES TO LIVE IN THE NORTHEAST" – LIVABILITY

#8

"SAFEST PLACES TO LIVE IN THE US" – US NEWS AND WORLD REPORT

#12

"TOP U.S. MARKETS FOR JOB GROWTH RECOVERY FROM COVID" – BBJ

#13

"BEST METRO AREAS FOR STEM PROFESSIONALS" – WALLETHUB

#41

"BEST CITIES FOR OUTDOOR ACTIVITIES IN AMERICA" – NICHE



AMENITIES WITHIN 3 MILES



DINING

Sonoma, 111 Chop House, VIA, One Mercantile, Flying Rhino, Ruth's Chris, Burtons Grill, Tavern in the Square, Jimmy's Tavern, Willy's Steakhouse, Piccolo's, Volturno



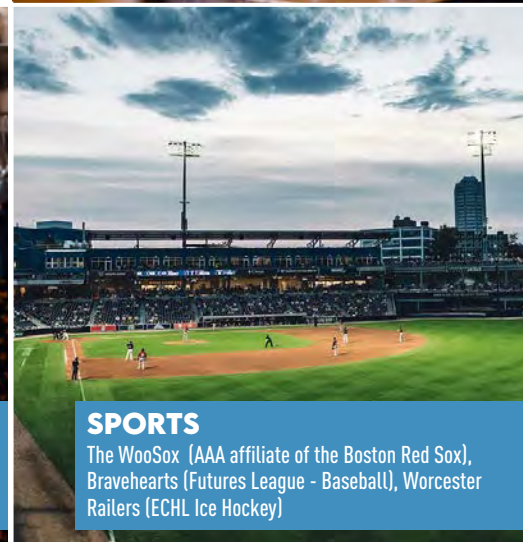
LIVE MUSIC

DCU Center, The Hanover Theatre, Mechanics Hall, The Palladium, Whiskey on Water, Off The Rails, Ralph's Chadwick Square Diner, The Raven, Vincent's



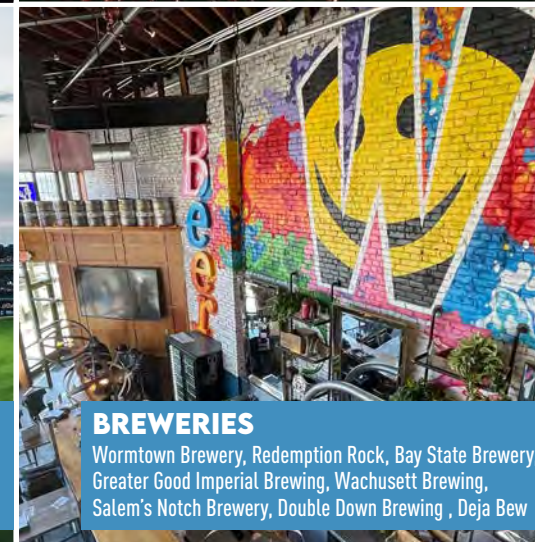
SHOPPING

Worcester Public Market, Whole Foods, Trader Joe's, Crompton Collective, Bud's Goods & Provisions, Major Bloom, TJ Maxx, Pottery Barn, Total Wine, Petco, FedEx



SPORTS

The WooSox (AAA affiliate of the Boston Red Sox), Bravehearts (Futures League - Baseball), Worcester Railers (ECHL Ice Hockey)



BREWERIES

Wormtown Brewery, Redemption Rock, Bay State Brewery, Greater Good Imperial Brewing, Wachusett Brewing, Salem's Notch Brewery, Double Down Brewing, Deja Bew



THEATER

The Hanover Theatre, BrickBox Theater, WCLOC Theater Company, College of the Holy Cross



MUSEUMS

Worcester Art Museum, Worcester Historical Museum, Worcester EcoTarium



TRANSPORTATION

Union Station (MBTA Commuter Rail and Amtrak), WRTA Transportation Hub

**YOUR NAME.
YOUR PRICE.
YOUR NAME HERE.**





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FOR MORE INFORMATION, PLEASE CONTACT:

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