

NEXUS

BURLINGTON



at the crossroads of
RESEARCH & DISCOVERY



CBRE

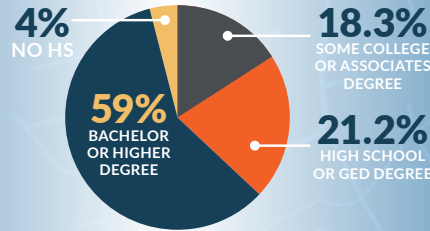


NEXUS: /'neksəs/ (n)

1. a connection or series of connections linking two or more things; 2. the central and most important point or place

Situated at the intersection of Interstate 95 and Route 3, Nexus connects with vibrant surroundings, like-minded corporate neighbors and unparalleled access. With a best-in-class development opportunity you maintain optimal flexibility to showcase your brand in a high-profile location, where research and development seamlessly intersect.

EDUCATION DEMOGRAPHICS WITHIN 7 MILES



WITHIN 5 MINUTES WALKING:

 **25+**
RESTAURANTS

WITHIN 10-12 MINUTES WALKING:

 **7**
HOTELS

 **7**
FITNESS CENTERS

RETAIL / ENTERTAINMENT

- 22. AMC Burlington
- 23. Barnes & Noble
- 24. Burlington Mall
- 25. Kohl's
- 26. The UPS Store
- 27. Staples
- 28. Kings

HOSPITALITY

- 29. Extended Stay America
- 30. Candlewood Suites
- 31. Hyatt House
- 32. Residence Inn by Marriott
- 33. Sonesta ES Suites
- 34. Hilton Garden Inn
- 35. Archer Hotel
- 36. Boston Marriott Burlington

FITNESS

- 37. Life Time Athletic
- 38. CYCL3
- 39. Orange Theory
- 40. Title Boxing Club
- 41. Rev'D Indoor Cycling
- 42. Pure Barre
- 43. The Training Room

MEDICAL

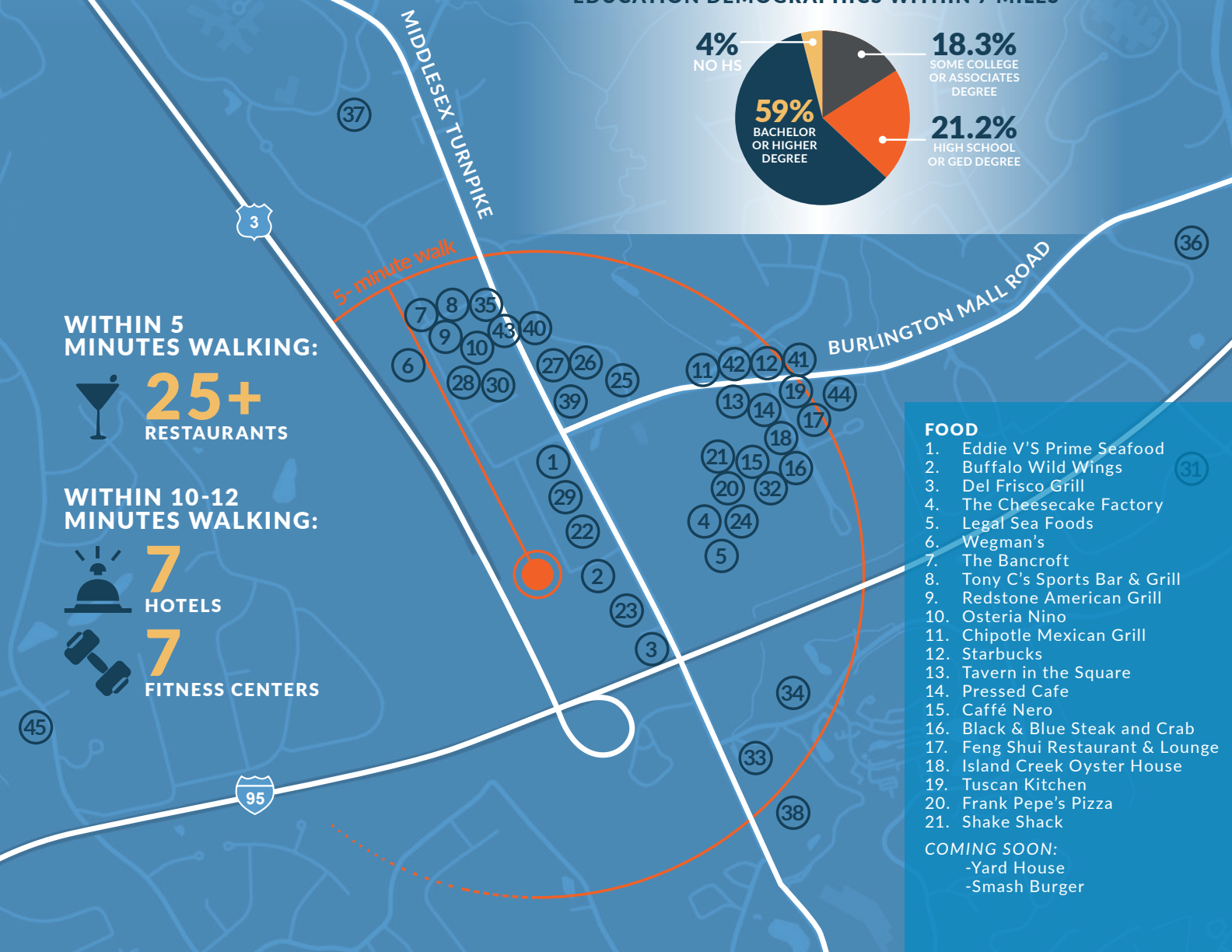
- 44. Lahey Hospital & Medical Center
- 45. Beth Israel Deaconess Health Care—Lexington

FOOD

- 1. Eddie V'S Prime Seafood
- 2. Buffalo Wild Wings
- 3. Del Frisco Grill
- 4. The Cheesecake Factory
- 5. Legal Sea Foods
- 6. Wegman's
- 7. The Bancroft
- 8. Tony C's Sports Bar & Grill
- 9. Redstone American Grill
- 10. Osteria Nino
- 11. Chipotle Mexican Grill
- 12. Starbucks
- 13. Tavern in the Square
- 14. Pressed Cafe
- 15. Caffé Nero
- 16. Black & Blue Steak and Crab
- 17. Feng Shui Restaurant & Lounge
- 18. Island Creek Oyster House
- 19. Tuscan Kitchen
- 20. Frank Pepe's Pizza
- 21. Shake Shack

COMING SOON:

- Yard House
- Smash Burger



CORPORATE NEIGHBORS

BURLINGTON

BEDFORD

WOBUR

NEXUS
BURLINGTON

LEXINGTON

LINCOLN

WALTHAM

WEST
CAMBRIDGE

CAMBRIDGE

BOSTON

BURLINGTON AREA



HARTWELL AVE



HAYDEN AVE



WINTER STREET LAB



SECOND AVE LAB



ACCESS *the* NEXUS



Drive time from urban life science hubs of West Cambridge, East Cambridge and Boston is roughly equivalent to drive times to the Waltham suburbs. However, **Burlington has far greater accessibility to the northern talent pool**, providing additional opportunities for talent acquisition/retention.



DRIVE TIME TO
WALTHAM

DRIVE TIME TO
NEXUS

WEST CAMBRIDGE
20 MIN

WEST CAMBRIDGE
18 MIN

EAST CAMBRIDGE
38 MIN

EAST CAMBRIDGE
42 MIN

BOSTON
38 MIN

BOSTON
38 MIN



EXIT 25A

DEMOGRAPHICS IN A
30-MIN COMMUTE RADIUS
& 45-MIN COMMUTE RADIUS



LABOR
FORCE

686K

1.1M



LIFE SCIENCE
OCCUPATIONS

18K

24K



BACHELORS+
DEGREES

462K

639K



SCIENCE,
ENGINEERING &
RELATED DEGREES

283K

371K

BURLINGTON IS
UNLOCKING A NEW
INTERCHANGE FOR
THE LIFE SCIENCE
COMMUNITY AND
**NEXUS IS THE KEY
TO UNLOCK THIS
POTENTIAL.**

BURLINGTON MALL ROAD

MIDDLESEX TURNPIKE

NEXUS
BURLINGTON

EXIT 32A

EXIT 32B

95

95





BUILDING SPECIFICATIONS

LOCATION

43 South Avenue,
Burlington, MA

SITE AREA

5.8 Acres

BUILDING

190,000 SF
(plus mechanical penthouse)

PERMITS

Fully permitted

PARKING RATIO

Up to 3.2 spaces/1,000 SF
(Attached Garage)

LAB-READY LAYOUT

COLUMN SPACING

Multiples of 11'-11'-6"

FLOOR-TO-FLOOR HEIGHT

14'-6" for typical / 22' minimum penthouse

FLOOR LOADING

100-150 psf

VIBRATION CRITERIA

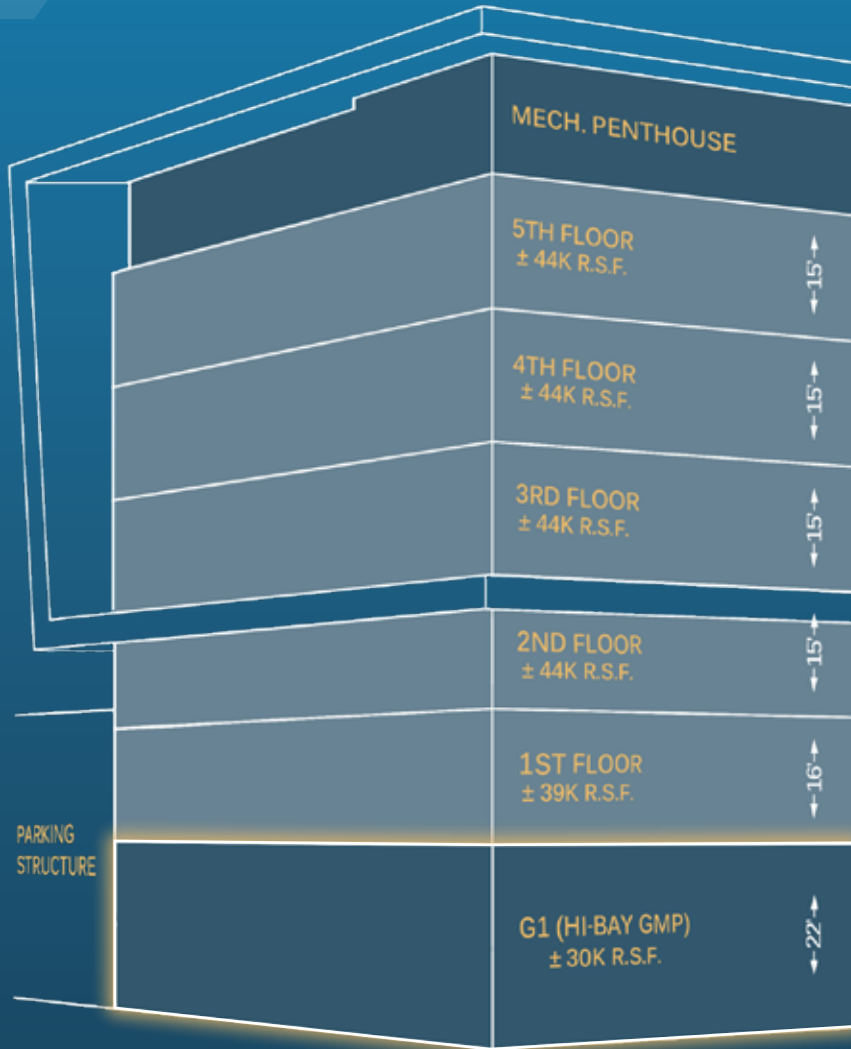
2000 micro-inches/sec (customizable ability)

Capable of supporting LEED gold certification
and Labs21 Energy Benchmarking



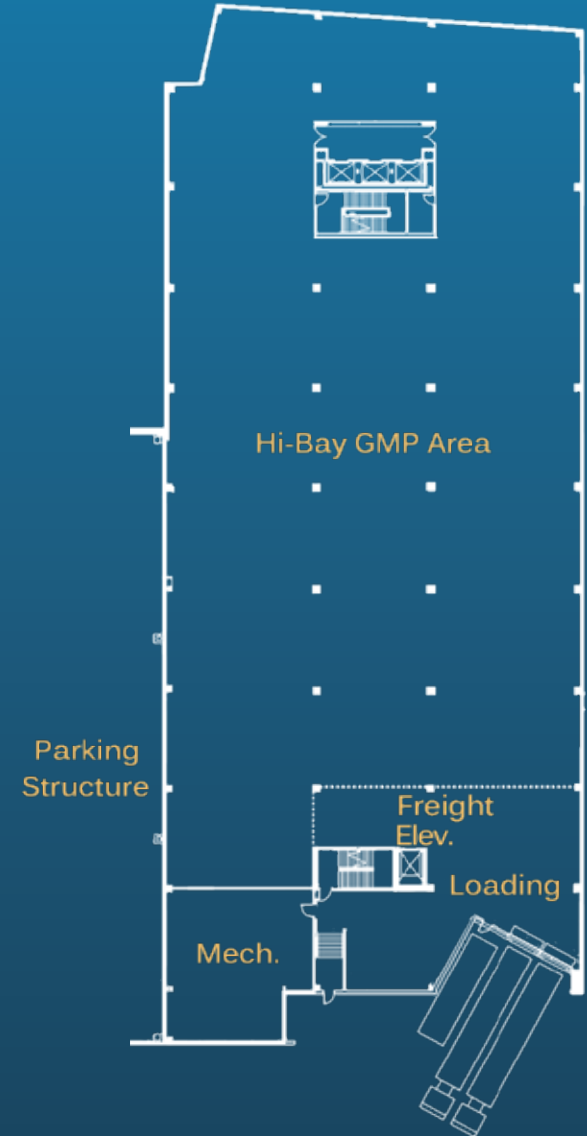
STACKING & FLOOR PLANS

High Bay/GMP

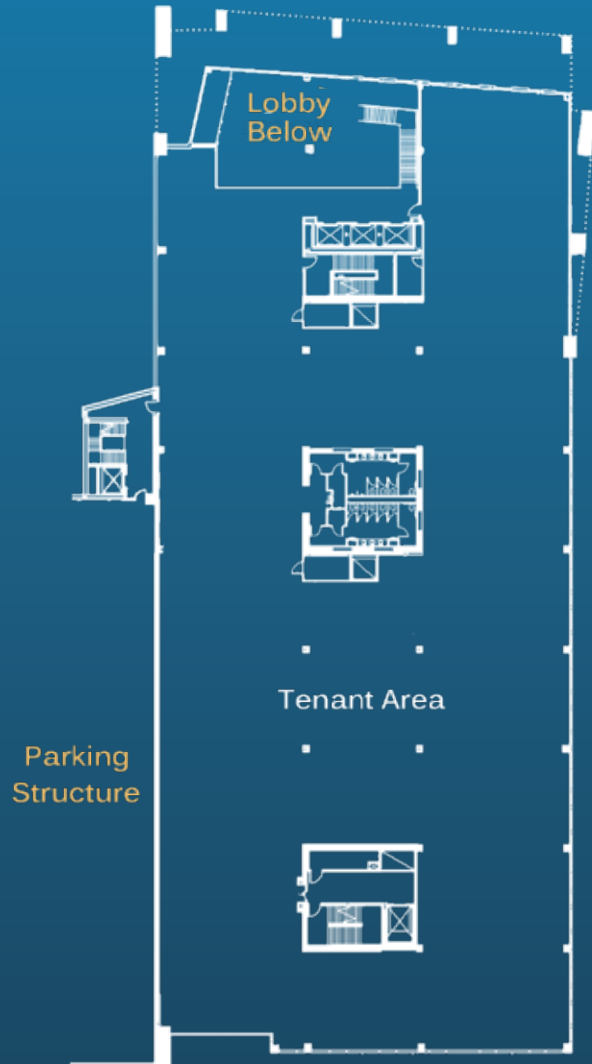


STACKING PLAN

G1 LEVEL (HI-BAY)



FIRST FLOOR

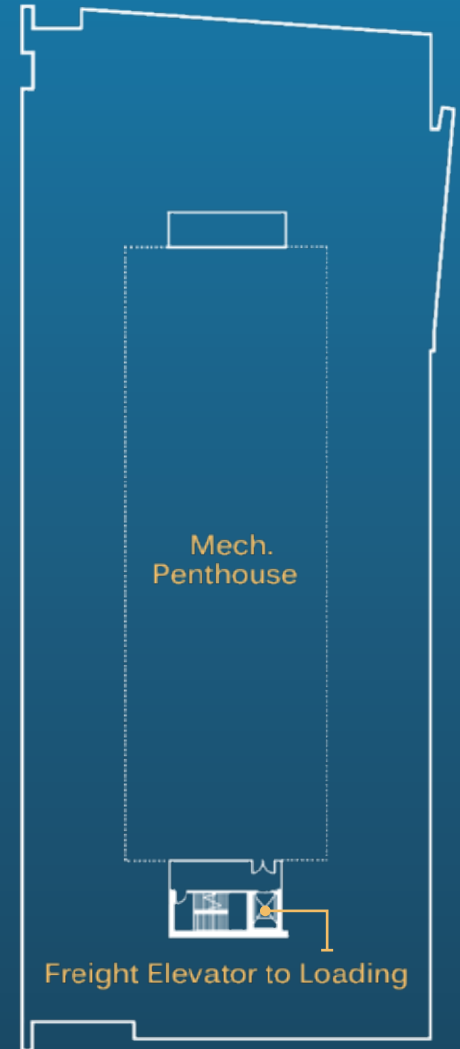


TYPICAL FLOOR (2 thru 5) (SOUTH AVE.)



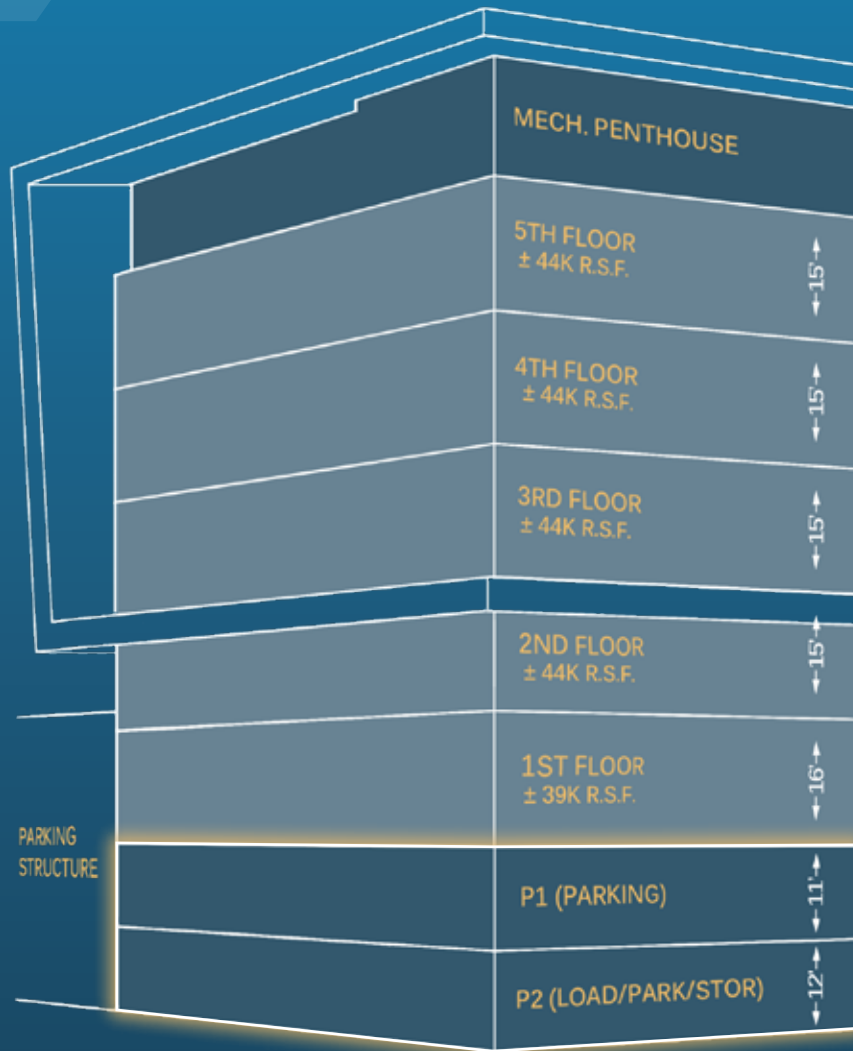
(ROUTE 3)

ROOF PLAN



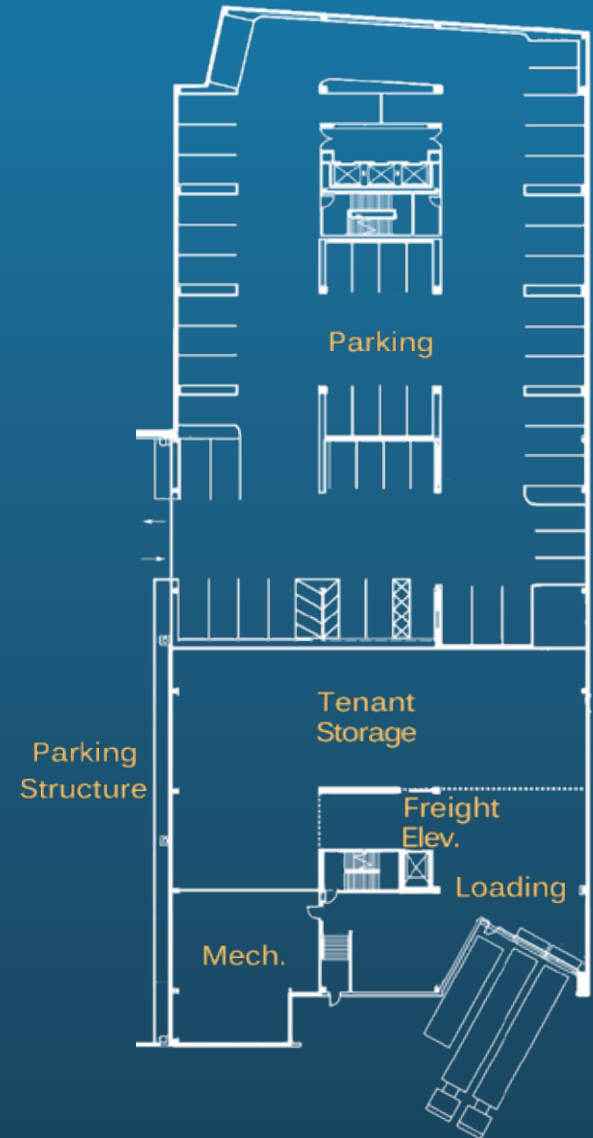
STACKING & FLOOR PLANS

Generic Lab

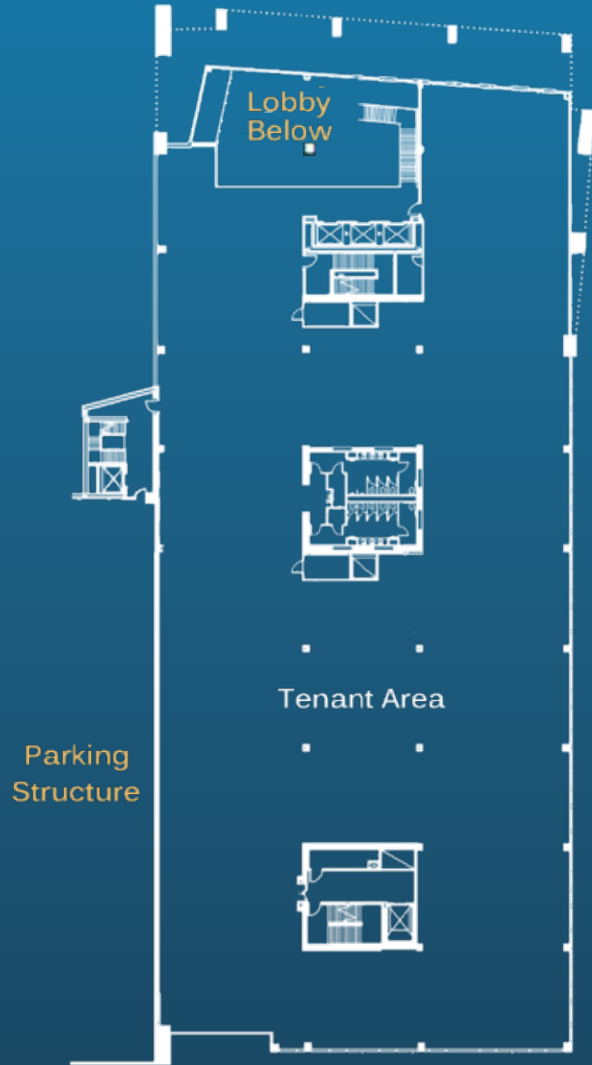


STACKING PLAN

P2 LEVEL



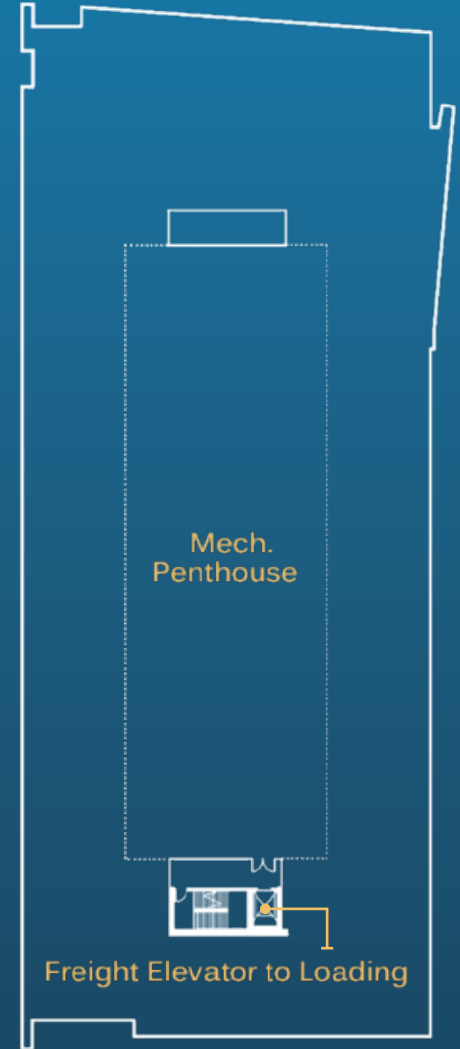
FIRST FLOOR



TYPICAL FLOOR (2 thru 5) (SOUTH AVE.)



ROOF PLAN



(ROUTE 3)

NEXUS

BURLINGTON

For over 40 years, *The Gutierrez Company* has been a leader in the Boston commercial real estate community. Their vertically integrated, collaborative approach to development and in-depth knowledge of the marketplace have allowed them to create projects that address clients' specific needs while improving the physical landscape. The Gutierrez Company portfolio includes office, research and development, life science/lab, industrial, retail and multi-family residential projects exceeding eleven million square feet.

The Gutierrez Company's experienced management team and long-standing relationships with clients, lenders, consultants, towns and brokers, have been key ingredients to their success. Take advantage of The Gutierrez Company's reputation and accomplishments to put your next facility on the map.



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the
Gutierrez
company

CBRE

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