

10 CORPORATE DRIVE

BUILDING SPECS

BASE BUILDING LAB SPECS

Size:	115,000 SF on three floors
Structural:	100 pounds per square foot
Lobby:	Open lobby with first class area finishes and amenity area
Park Amenities::	Cafeteria, Fitness, Car Chargers, and Bicycle Rack
Parcel:	9.3 acres
Parking:	3.5 per 1,000 SF
Green Building:	LEED Certified
Floor to Ceiling Heights:	Minimum 9'0" with ability to go to 10'+ in open areas, 13' 9" to 15' floor-to-floor, open ceiling concept also available
Column Spacing:	45'x30' typical, interior columns are minimized to allow for maximum layout flexibility and efficiency
Elevators:	2 Passenger + 1 Lab Service
Permitted:	State and local approvals obtained for laboratory/office use
Subdividable:	7,500 - 115,000 SF Available

Sustainable:	LEED Certified, high efficiency HVAC, Low E glass, fully commissioned HVAC & electrical systems, energy recovery system, heat reflective roofing, and low flow water fixtures
HVAC Equipment:	Lab space @ 1.5 CFM per SF (60% lab allocation) of 100% outside air
Electrical System:	30 watts / USF at lab areas for equipment, HVAC, and lighting 10 watts/USF at office areas for equipment, HVAC, and lighting
Plumbing:	Lab waste pH neutralization system, natural gas, and gravity connection to MWRA sewer
Back Up Power:	Optional stand-by power (OSP) via pad-mounted diesel generator and A.T.S. (alternate); tenant allocation 5 watts/USF of lab area
Tel/Data:	Comcast & Verizon in park
Loading:	2 loading docks



BUILDING SIZE

115,000 SF
Three floors



CEILING HEIGHT

13'9" – 15'0"
slab-to-slab height



LOADING

Dedicated
loading dock



PARKING

3.5 / 1,000
parking spaces