

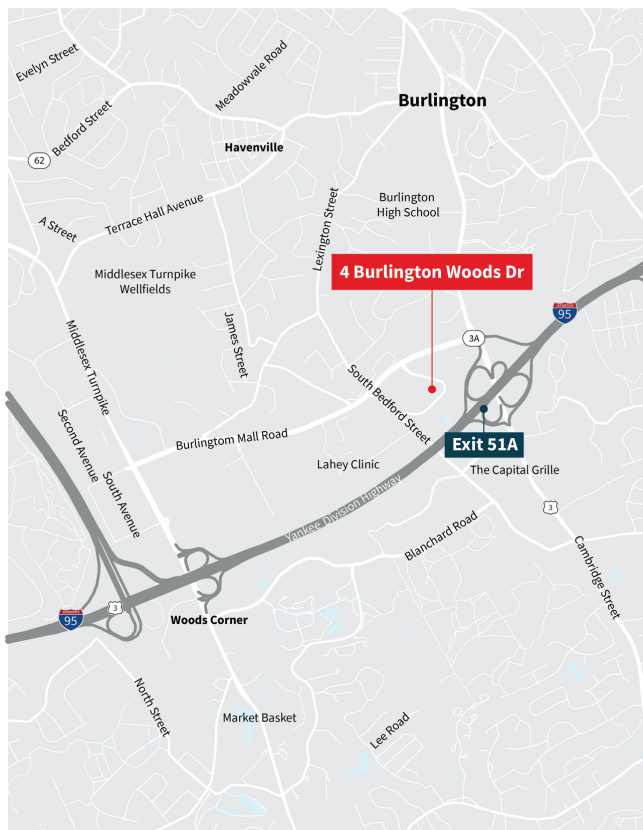


# For Sublease

4 Burlington Woods Drive  
Burlington, MA 01803

## Property Overview

Burlington BioCenter is a 109,500 SF lab-ready facility in Greater Boston's leading suburban life science cluster. With its beautiful, welcoming landscaping, ample parking, direct access to Routes 95 and 3, and Burlington's over 5 million SF of world class restaurants and retail within easy walking distance, Burlington BioCenter is an unparalleled life science experience.



**12,000 - 25,335 SF of lab and office space available for lease**

The office area can include up to 78 workstations, 12 offices, 3 collaboration spaces, 3 phone rooms, 4 conference rooms, a collaboration space and a cafeteria. There is a spacious outdoor parking lot and shared 9 spaces in a parking garage.

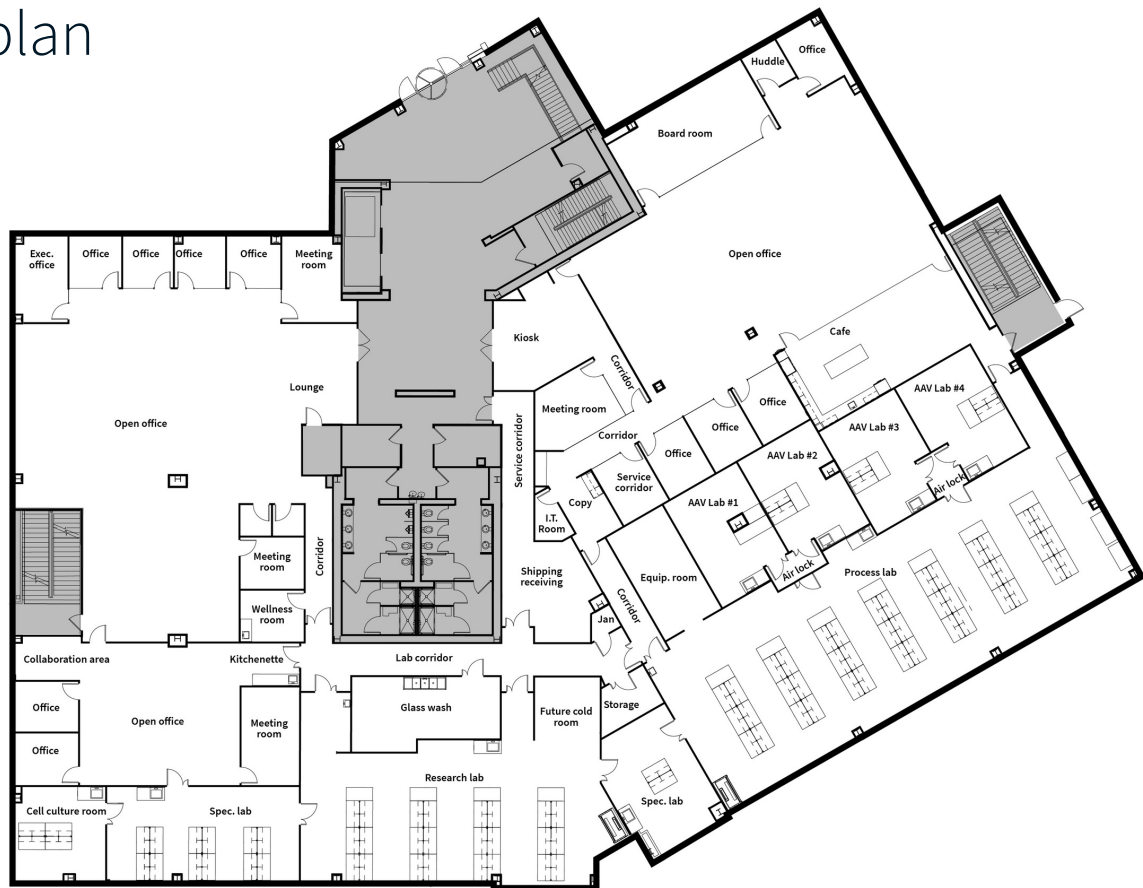
<b>Size</b>	12,000 - 25,335 SF
<b>Term</b>	Negotiable
<b>Available</b>	Immediately
<b>Rent</b>	Negotiable
<b>Features</b>	Subdividable and Furnished

### Lab Features:

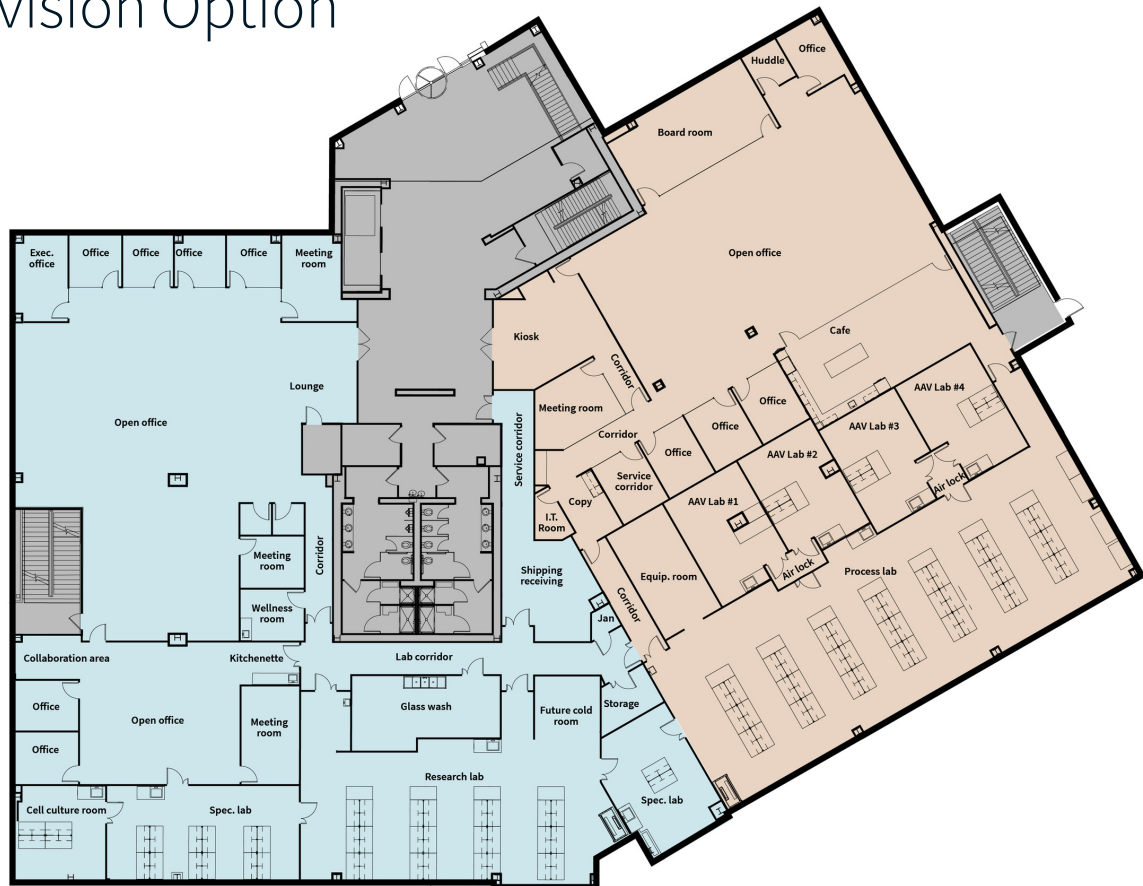
- 4 lab rooms
- 5 cell culture rooms
- 109 lab benches
- 2 fume hoods
- 9 lab sinks
- Common room
  - Auto Clave
  - Washer
  - Ice maker
  - Water filter



## Floorplan



## Subdivision Option





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