

11 LAWRENCE
STREET
FRAMINGHAM, MA 01702



85,446 SF FLEX/R&D · FULL BUILDING OPPORTUNITY



Washington
Square Ventures 

 **Olmstead
Properties INC.**
Management, Leasing and Consulting

BUILDING SPECIFICATIONS

JLL is pleased to present up to 85,446 SF of Class A flex / R&D space available for lease.

111 Lawrence Street is conveniently located 30 minutes from Boston, minutes from I-90 and Route 9 and within walking distance to the MBTA Commuter Rail - Framingham station. The building features 16' clear height on the first floor, 14' clear height on the second floor, heavy power and existing loading with the ability to add additional loading docks. 111 Lawrence Street has the foundation to accommodate tenants seeking space for physical science, lab, research, design and light manufacturing.



Size:

Total Building SF: ±85,446 SF
Available SF: ±85,446 SF
Site: ±3.71 acres
Planned expansion
(+/- 30,000 SF (high bay))



Parking Ratio:
Ample parking



Year Built/Renovated:
1970/1999/2008



Construction Type:
Steel frame



Foundation:
Poured concrete



Clear Height:

1st floor: 14' to joist
2nd floor: 12' to joist



Electrical:

2,000 amps, three-phase, four wire,
277/480 volt
Additional power to be added



HVAC:

Cooling tower with heat pumps



Elevators:

One 5,000-lb capacity freight elevator
Second freight elevator planned
One 2,500-lb capacity passenger elevator



Generator:

500 kW diesel-fired emergency generator
and three 300-kW UPS units



Loading:

One (1) existing loading dock
One (1) additional loading dock planned



Roof:

Rubber membrane



Sprinklers:

100% wet system



Zoning:

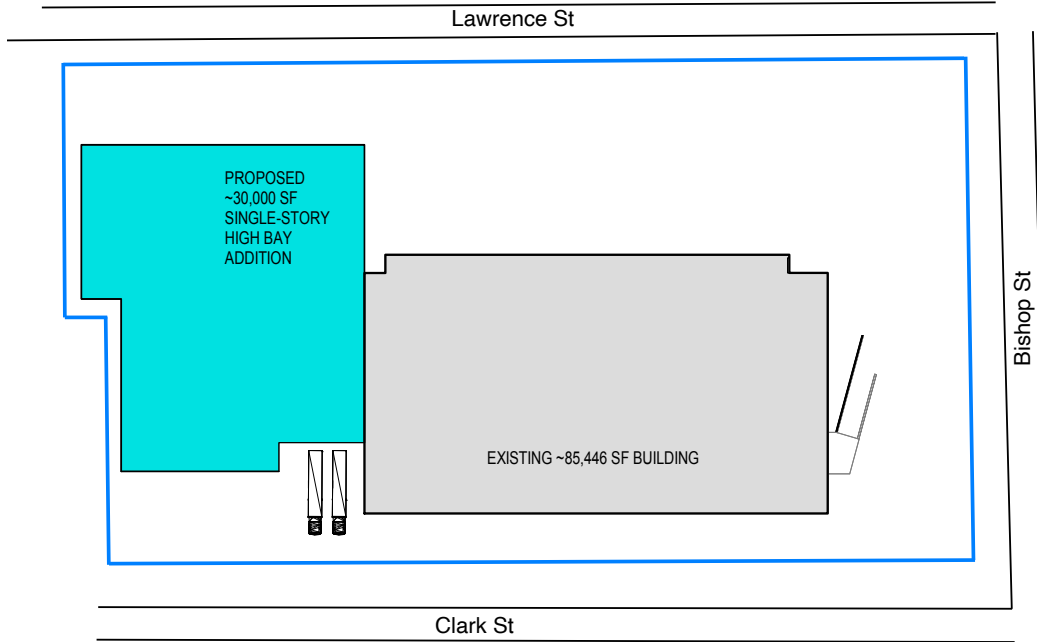
M - Manufacturing



Utilities:

Water: Municipal
Sewer: Municipal
Electric: Eversource
Natural Gas: Eversource
Telecommunications: Verizon

SITE PLAN



PROPERTY LOCATION



DRIVE TIMES

6

Minutes to Route 9

9

Minutes to I-90

20

Minutes to I-95

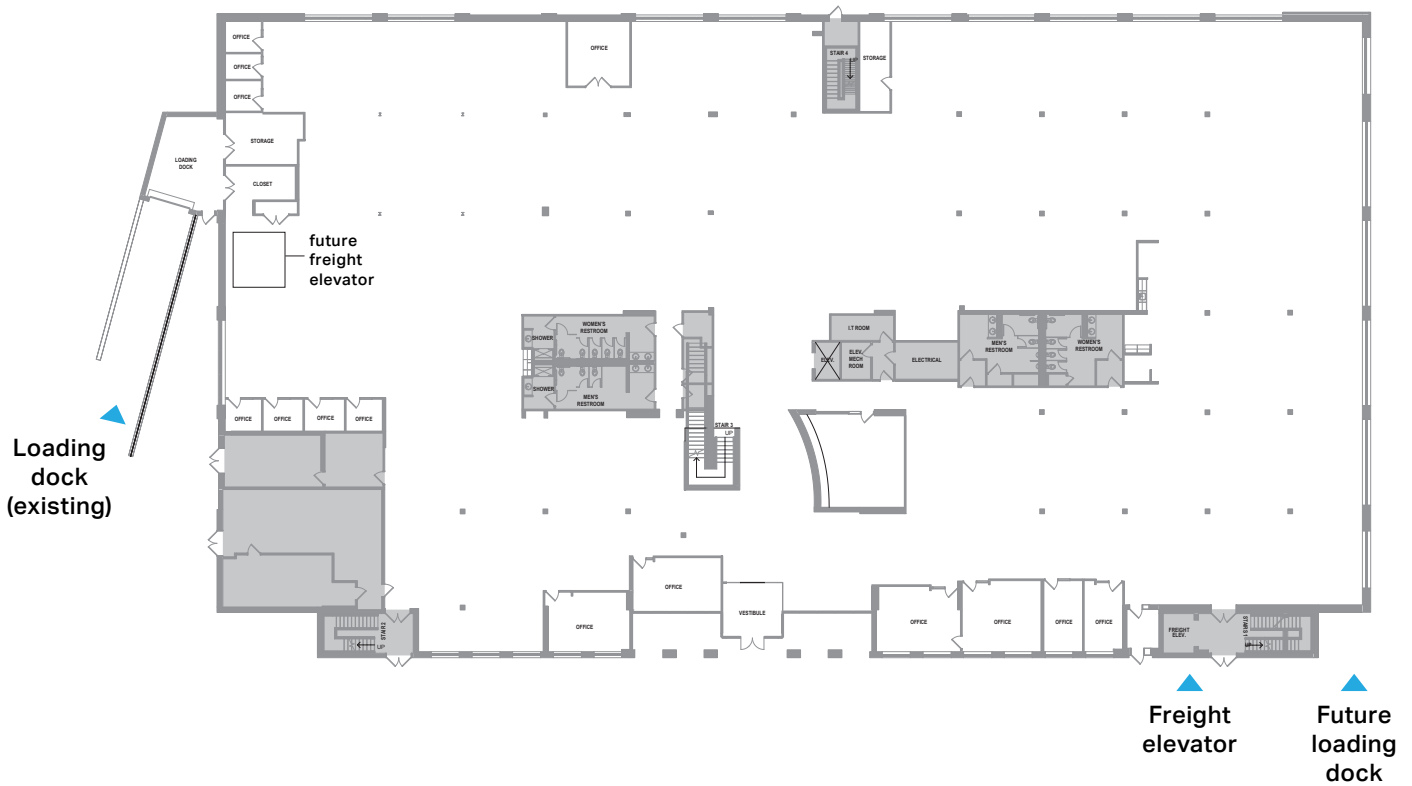
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Minutes to I-495

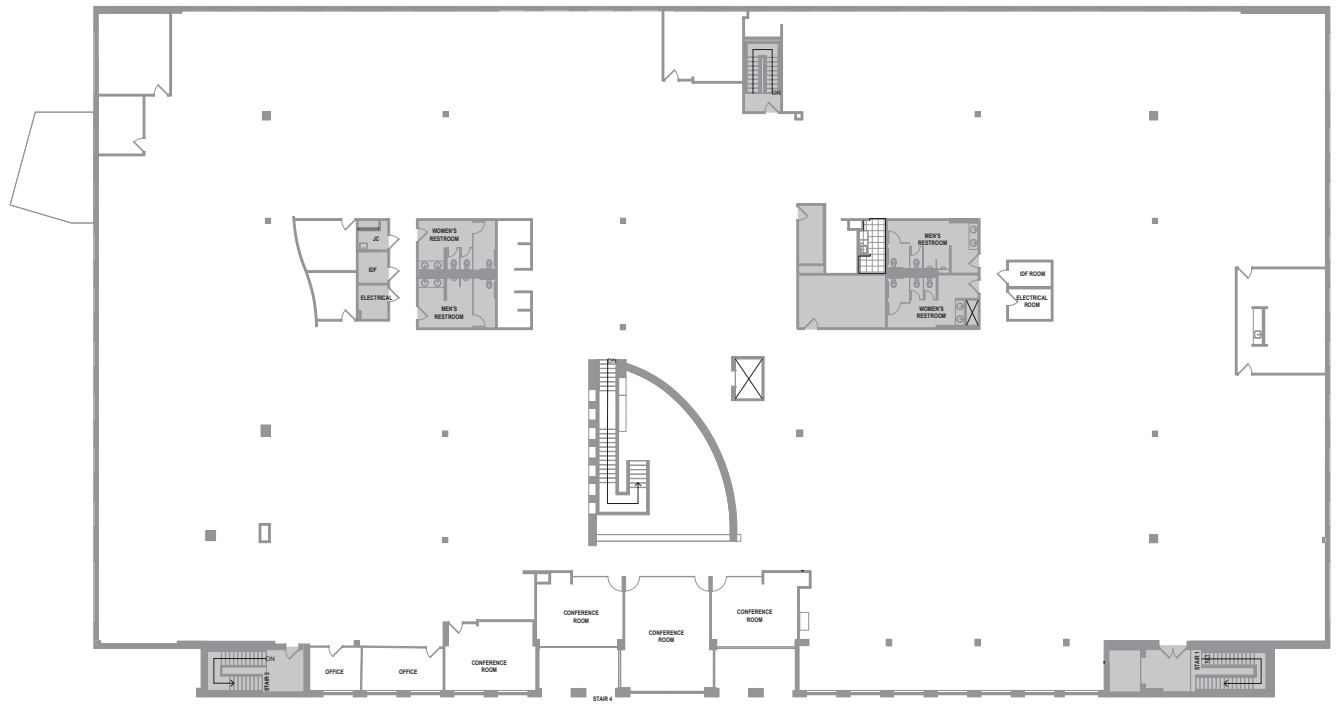
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Minutes to Boston

FLOOR ONE 43,358 SF



FLOOR TWO
42,088 SF



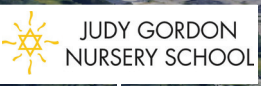
▲
Freight
elevator



AMENITIES



Shoppers World
CHIPOTLE MEXICAN GRILL
Olive Garden ITALIAN KITCHEN
Chick-fil-A



Sheerwood Plaza Shopping Center



Framingham Mall Shopping Center



MBTA Commuter Rail - Natick Station





111 LAWRENCE STREET

111 Lawrence Street is jointly owned by Washington Square Ventures and Olmstead Properties.

Washington Square Ventures is a vertically integrated Real Estate Investment Management and Development firm with offices in Boston and New York City. Specializing in pursuing urban-infill development and repositioning opportunities within the Northeast corridor from New York City to Boston, its principals bring over 40 years of expertise and insight into the regional markets.

Olmstead Properties is a full-service real estate firm, established in New York City in 1930. It is one of the oldest privately held real estate companies in New York City who owns and manages their portfolio and specializes in management, leasing, and development.



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