

ONE CORPORATION WAY

PEABODY, MA 01960

FIRST CLASS OFFICE/ R&D/ LAB



17 MILES TO BOSTON



MARKET STREET
LYNNFIELD

ThermoFisher
SCIENTIFIC

ARROW

i INNOVENT
TECHNOLOGIES

128

SALEM COUNTRY CLUB

analogic

North Shore Medical Center

Miele

Marriott

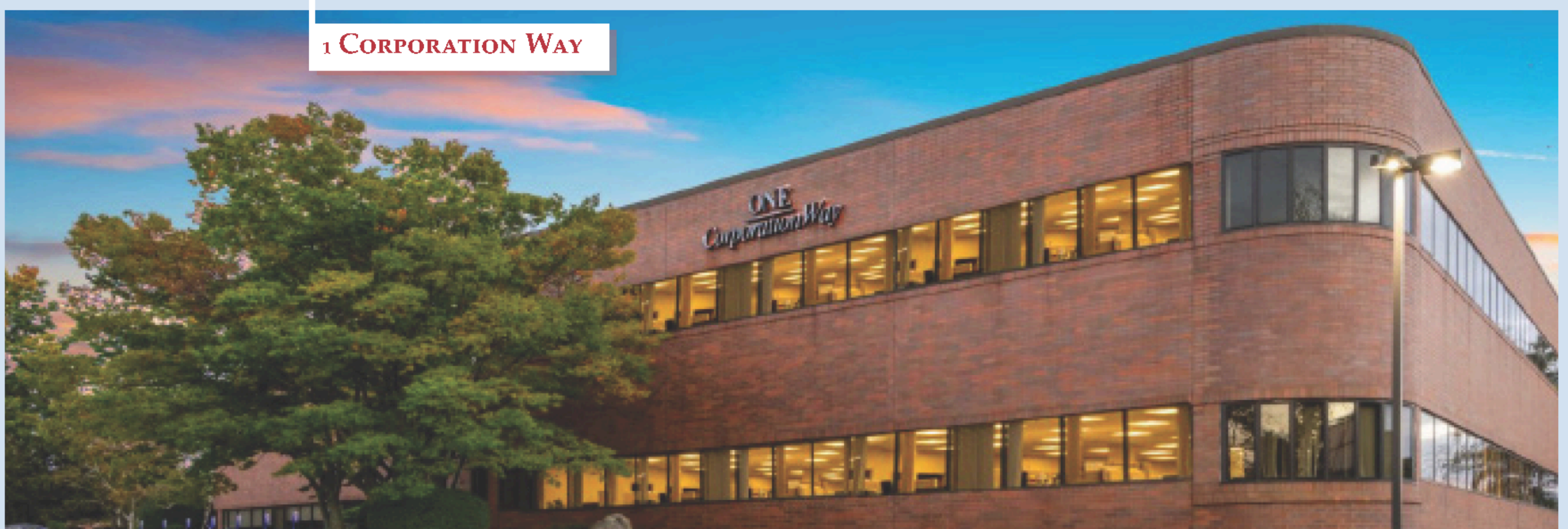
EXIT 38

Synventive
molding solutions

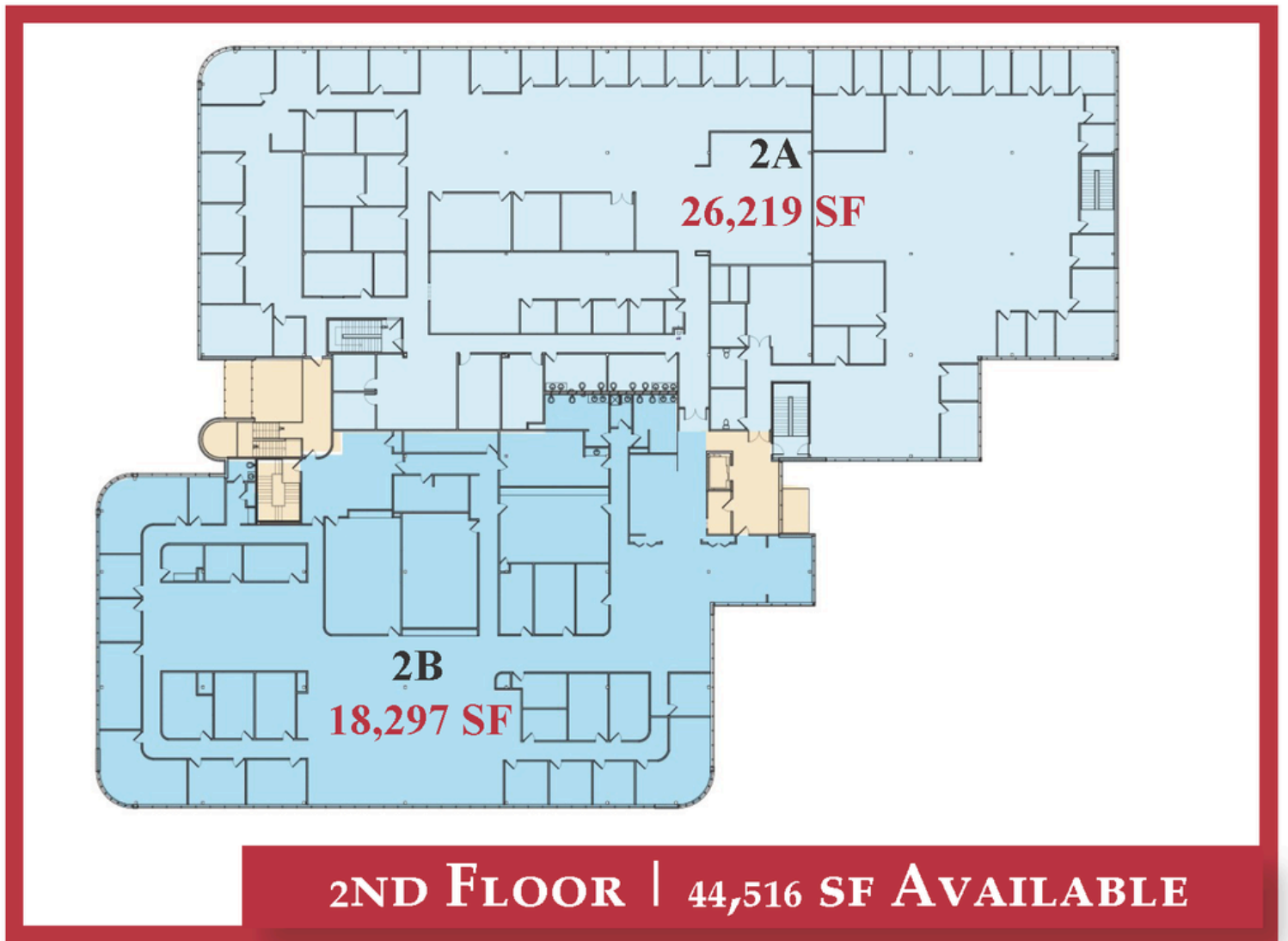
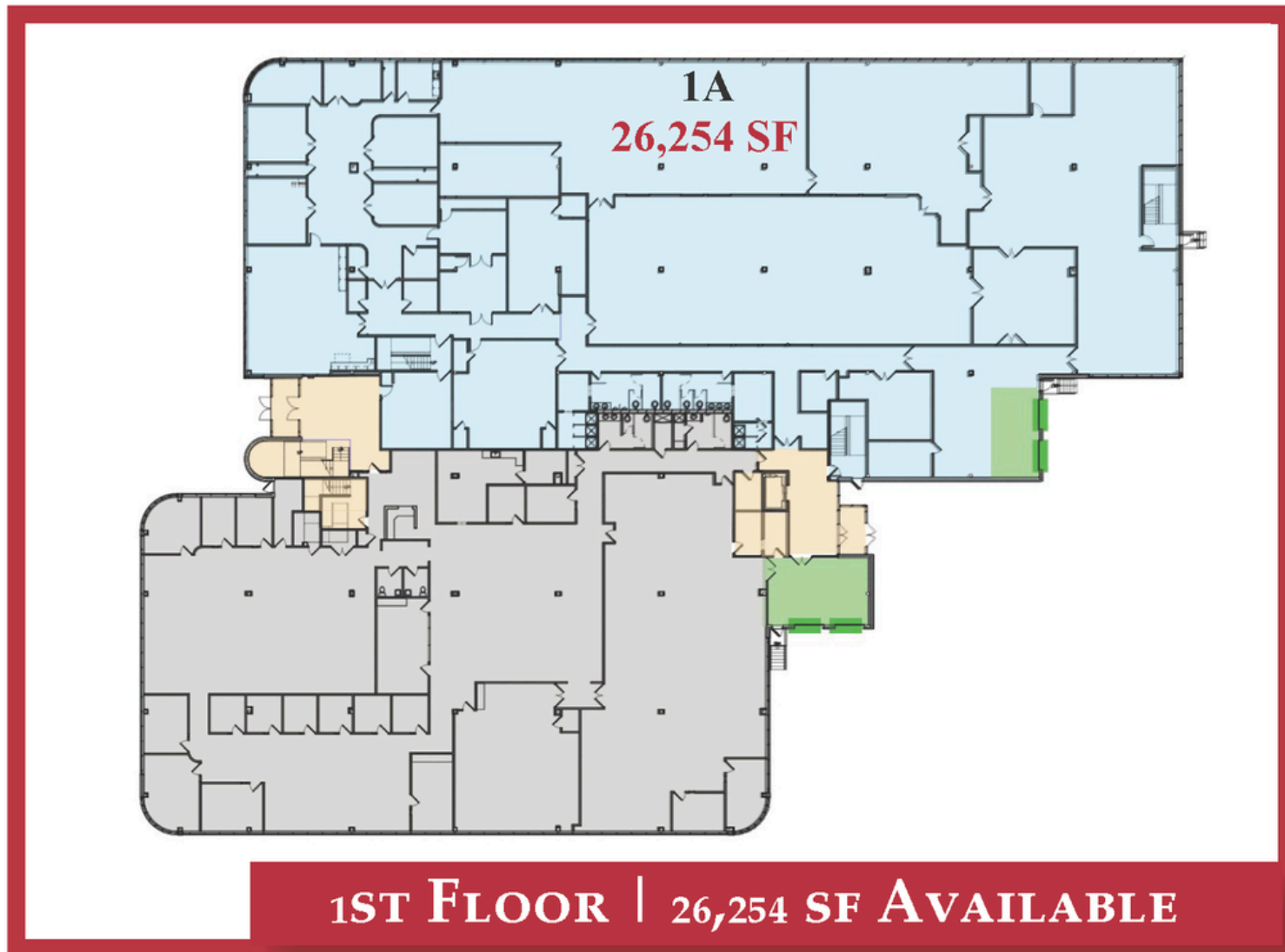
Boston Children's Hospital

NORTHSHORE MALL
A SIMON MALL

1 CORPORATION WAY



Creating Better Places to Live, Work and Play.®



SPECIFICATIONS

Location: 1 Corporation Way, Centennial Park, Peabody MA

Total Building: 88,843 SF across 2 floors

Available on 1st Floor: 26,254 SF

Available on 2nd Floor: 44,516 SF

Building Contiguous: 70,770 SF

Floor to Floor: 16'

Floor to Joist 1st Floor: 13' - 7' 6"

Floor to Joist 2nd Floor: 12' - 10' 6"

Interior Column

Spacing: 28' x 28'

Construction: Steel frame, concrete & antique brick exterior

Loading: Two (2) dedicated loading docks

Parking: 305 spaces, or 3.37 per 1000 SF

Site: 328,424 SF (7.54 acres)

Wate System: 4" service

Gas Supply: 5" service

Telecom: Fiber available

Garage Doors: Two (2) insulated @ 8'w x 10'h

Elevator: 4,000 lbs

Sprinklers: Fully sprinklered

Roof: Rubber membrane

HVAC: Heat pump system with boiler, chilled water systems. supplemented with multiple split systems & packaged units.

Electricity: 2000 Amps, Peabody Municipal Lighting

Gas: National Grid

Water & Sewer: City of Peabody

Creating Better Places to Live, Work and Play.®

70,770 SF

Available across 2 Floors.

1st Class Office | R&D | LAB

Most recently the North American headquarters of a world class Microscopy R&D company, this space is ideal for life science, lab space, R&D facilities, and flex users alike. Work with Combined Properties' full service, in house team of experts to design and build your next corporate home!



ALLOWED USES



R&D/ Lab



Office



Medical



Manufacturing

CORPORATE NEIGHBORS

Miele Corp

Civil & Environmental
Consultants, Inc.

Lahey Clinic

Boston Children's North
Hospital

Arrow

Mass General Brigham

Synventive

HTS Engineering

CVS/ Omnicare

Innovent Technologies

ThermoFisher

Energi

Analogic

Cardinal Health

NICE North America

LOCAL AMENITIES

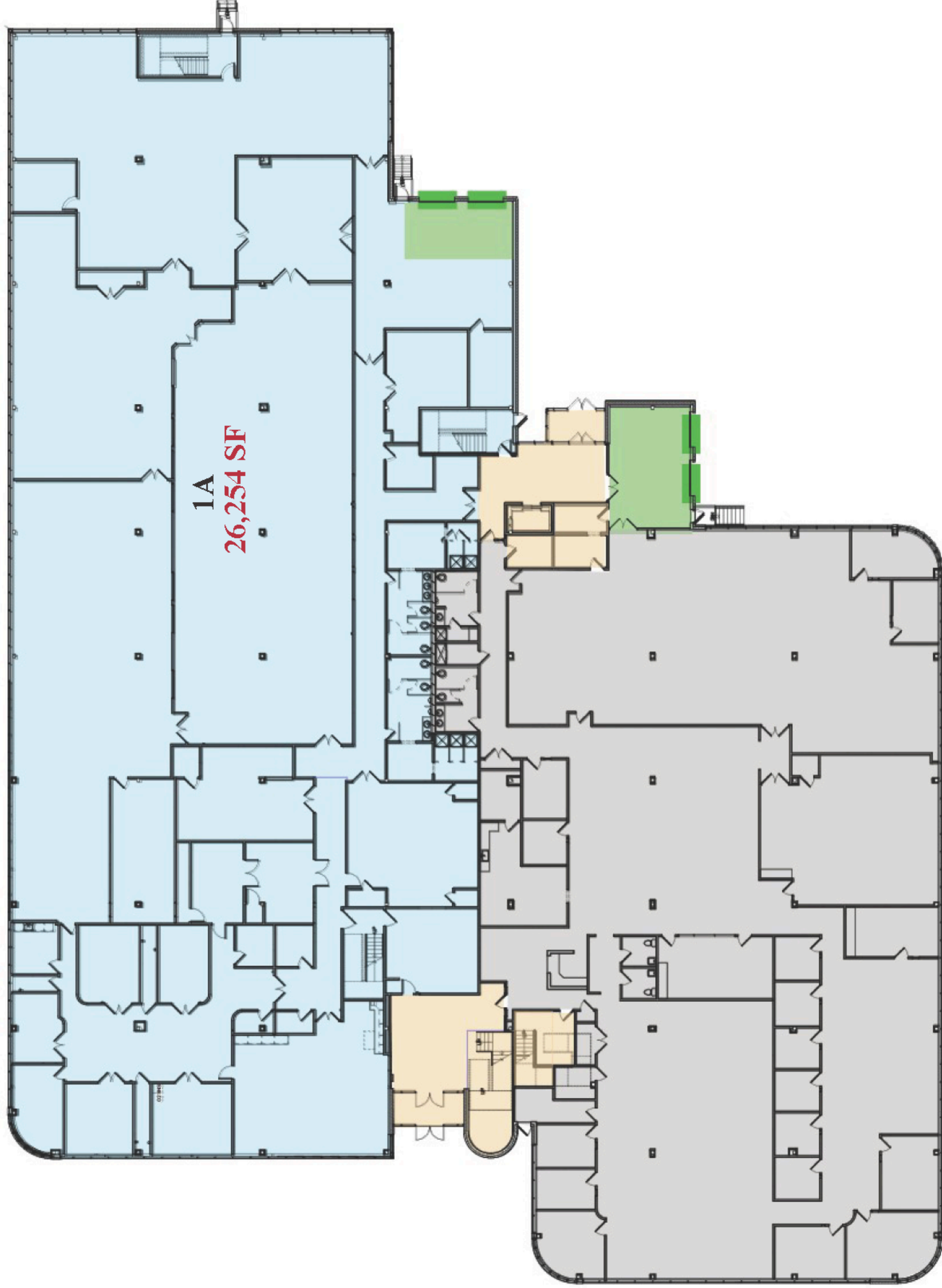
Strategically located at the junction of Route 128 and I-95 and only 17 miles to Boston and Logan International Airport, Centennial Park's campus-like setting offers 2 on-site hotels and on-site restaurants. The park boasts a variety of retail, dining, and recreational amenities and is home to a roster of world class corporations. Nearby are dozens of fine restaurants, health clubs, Market Street/ Lynnfield and the North Shore Mall, featuring 130 high-quality retailers.

CONTACT

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www.combinedproperties.com

Creating Better Places to Live, Work and Play.®

1st Floor



**ONE CORPORATION
WAY,
CENTENNIAL PARK
PEABODY, MA**

**1ST FLOOR SUITE:
26,254 SF**

**2ND FLOOR SUITES FROM:
18,297 SF - 44,516 SF**

BUILDING CONTIGUOUS

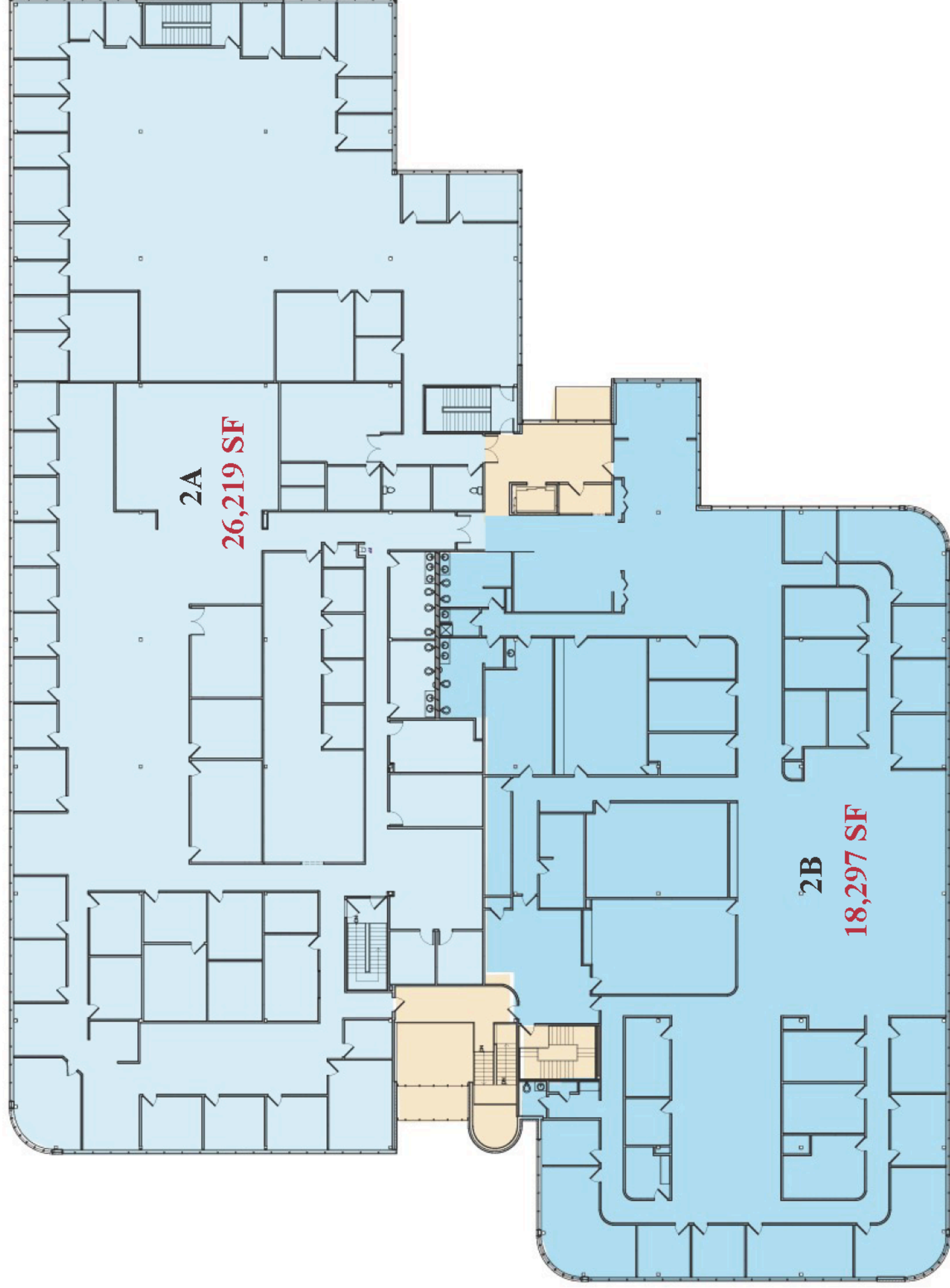


- Available
- Leased
- Loading
- Lobby



*A full service real estate firm.
Creating better places to live,
work and play*

2nd Floor

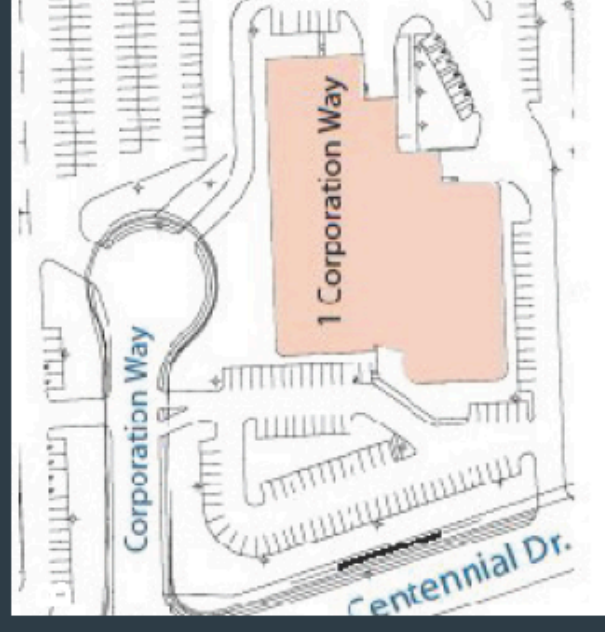


**ONE CORPORATION
WAY,
CENTENNIAL PARK
PEABODY, MA**

**1ST FLOOR SUITE:
26,254 SF**

**2ND FLOOR SUITES FROM:
18,297 SF - 44,516 SF**

BUILDING CONTIGUOUS



- Available
- Leased
- Loading
- Atrium

CP
COMBINED PROPERTIES

Celebrating Our 75th Year

*A full service real estate firm.
Creating better places to live,
work and play*