

● FOR SUBLEASE



1 Highwood Drive

Tewksbury, Massachusetts

SIZE (RSF)

7,484–17,190

FLOOR

3rd Floor

AVAILABILITY

Immediate

GET IN TOUCH

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● THE SPACE

The opportunity

A fully furnished, clean-room-equipped suite on the third floor of 1 Highwood Drive — **7,484 to 17,190 rentable square feet**, divisible to suit and available for immediate occupancy on a sublease running through February 2029.

SIZE	7,484–17,190 RSF
FLOOR	Third Floor
AVAILABILITY	Immediate
LEASE TERM	Through February 28, 2029
FURNITURE	Included
RENT	Upon Request

- Clean room available · Furniture included · Move-in ready

● HIGHLIGHTS

A standout floor

01 Clean room available

A purpose-built clean room sits at the heart of the floor plate — ready for lab, light-manufacturing, or R&D use from day one, with the surrounding open area fully built out and furnished.

02 Bright, generous window line

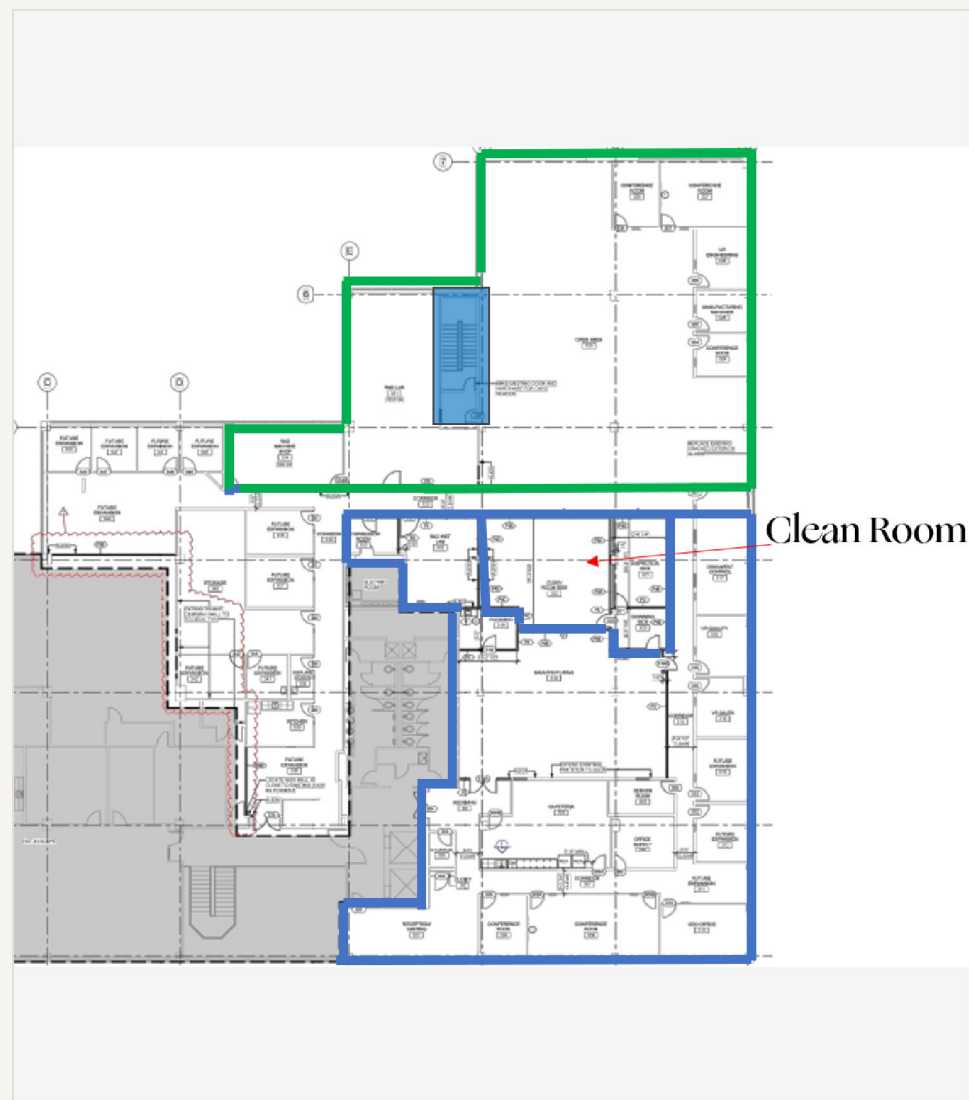
An open, light-filled plate wrapped in a continuous window line that keeps the entire suite bright through the day — conference rooms and offices ring the glass on two exposures.

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- Furnished & move-in ready
 - Immediate availability
 - Term through February 2029

● FLOOR PLAN

Third floor — up to 17,190 RSF

7,484–17,190 SF available · divisible to suit



AVAILABLE SPACE

- **Clean-room suite**
9,706 SF · Lab / R&D ready
- **Open office floor**
7,484 SF · Furnished & built-out

Lease separately, or together for a total of **17,190 SF**.

● 3rd Floor · Immediate

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