

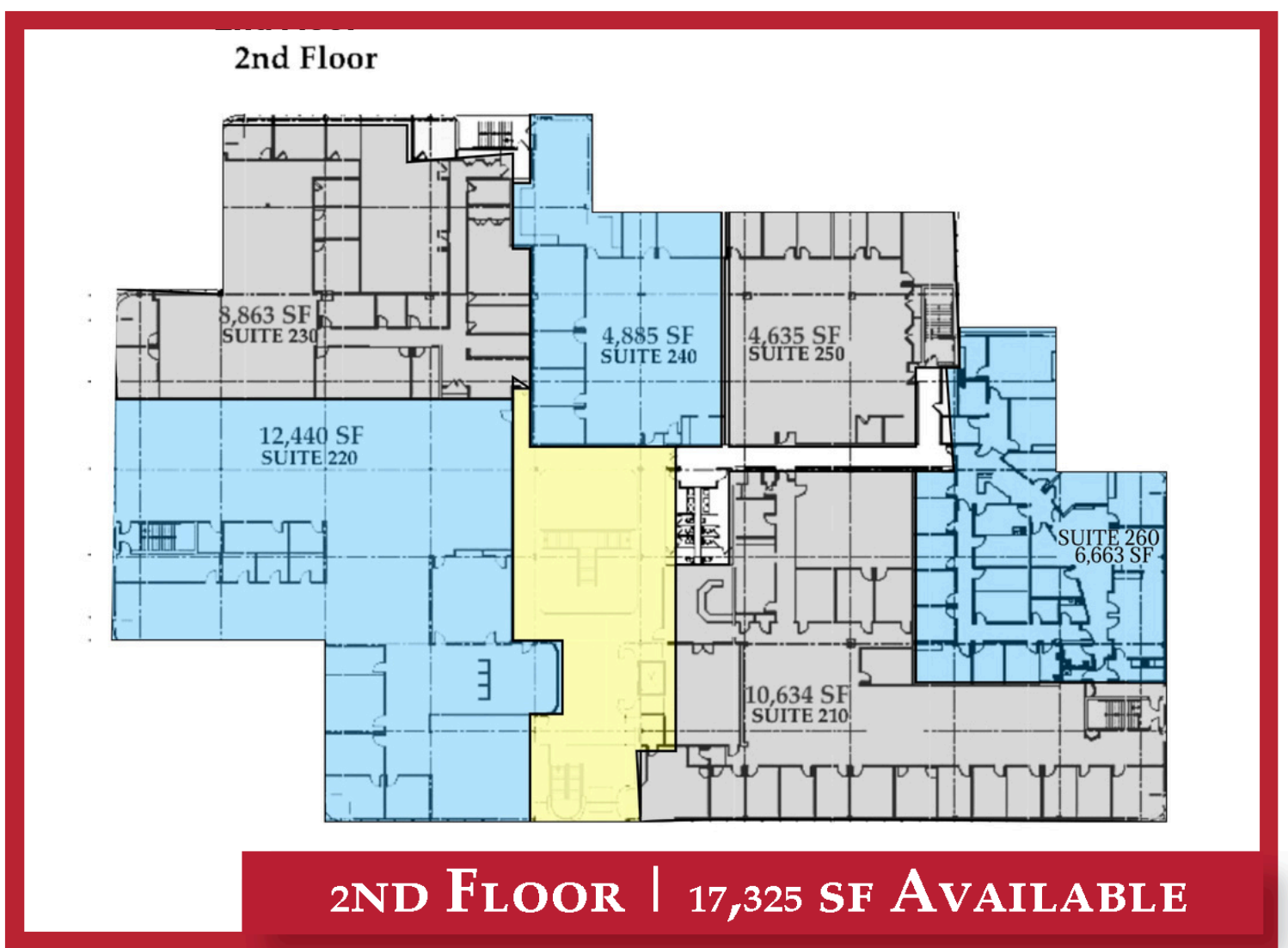
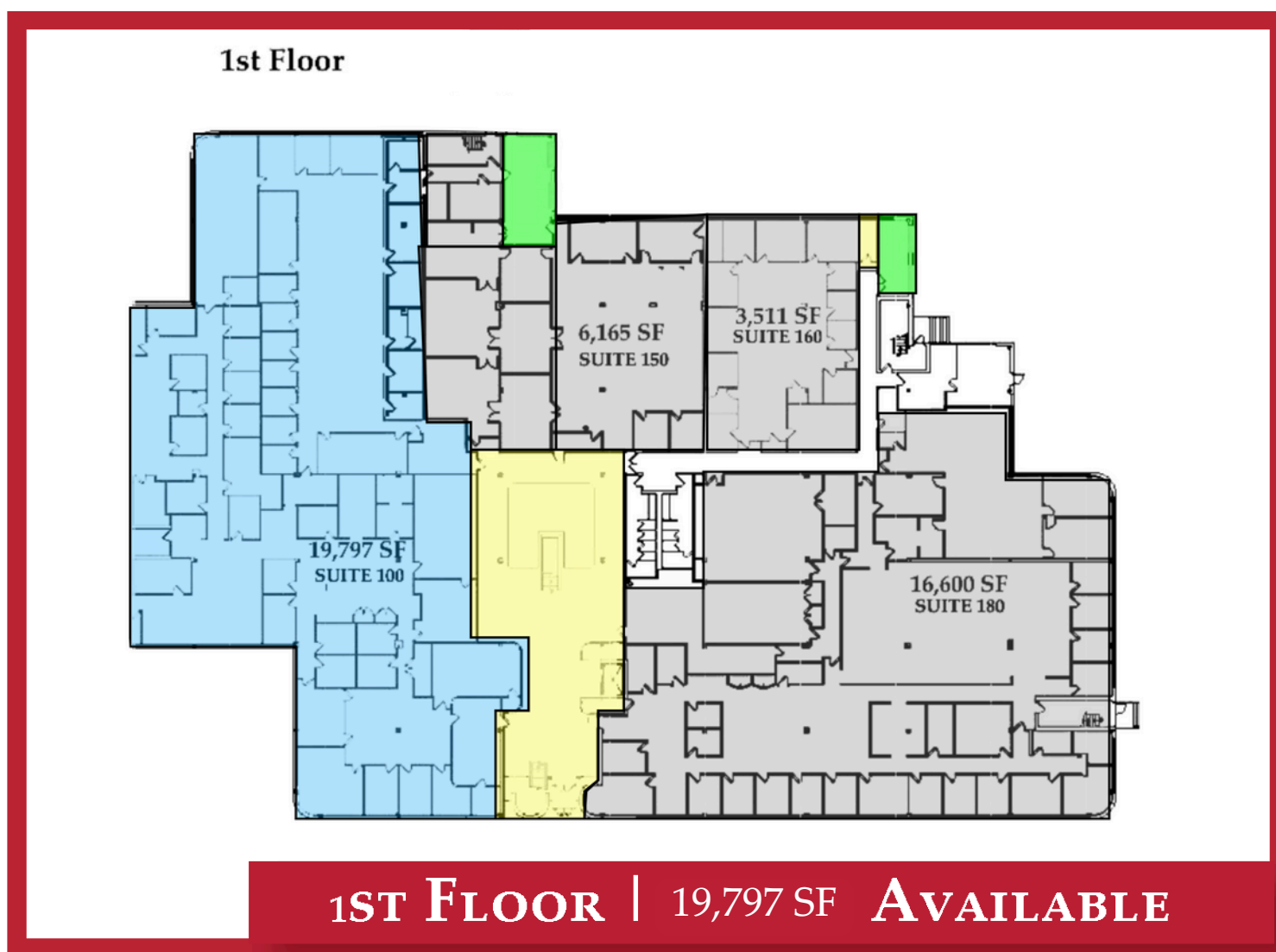
TWO CORPORATION WAY

PEABODY, MA 01960

FIRST CLASS R&D/LAB/OFFICE



Creating Better Places to Live, Work and Play.®



SPECIFICATIONS

Location: 2 Corporation Way, Centennial Park, Peabody MA

Total Building: 94,061 SF across 2 Floors

Available on 1st Floor: 19,797 SF
Available on 2nd Floor: 4,885 SF & 12,440 SF
Building Contiguous: 32,237 SF

Floor to Floor: 9'-10'

Floor to Deck 1st Floor: 14'-11"
Floor to Deck 2nd Floor: 13'-8"

Interior Column Spacing: 28' x 28'

Construction: Steel frame, concrete & antique Brick Exterior

Loading: 4 tailboards, 8'H x 8'W

Parking: 3.5 per 1000 SF

Wate System: 4" service

Gas Supply: 5" service

Telecom: Fiber available

Garage Doors: Two (2) insulated @ 8'W x10'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.®

32,237 SF

Available across 2 Floors.

1st Class | R&D | LAB | OFFICE

Two Corporation Way is ideal for 1st Class R&D facilities, lab, and office users alike. Enjoy skylit 2-story atrium with garden. 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

CORPORATE NEIGHBORS

Miele Corp

Lahey Clinic

Arrow

Mass General Brigham

HTS Engineering

Innovent Technologies

Energi

Cardinal Health

Civil & Environmental
Consultants, Inc.

Boston Children's North
Hospital

Synventive

CVS/ Omnicare

ThermoFisher

Analogic

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

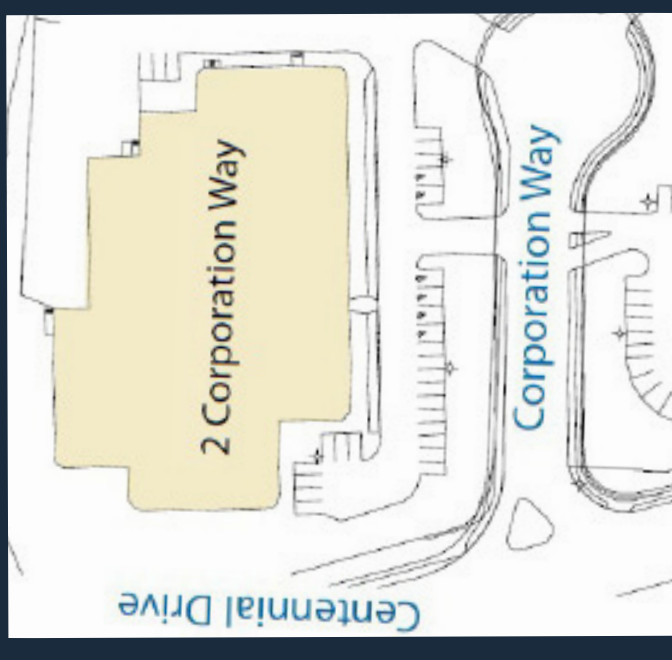
Greg Regazzini
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Two Corporation Way,
Centennial Park
Peabody, MA

1ST FLOOR SUITE
19,797 SF

2ND FLOOR SUITES
FROM: 4,885 - 12,440 SF



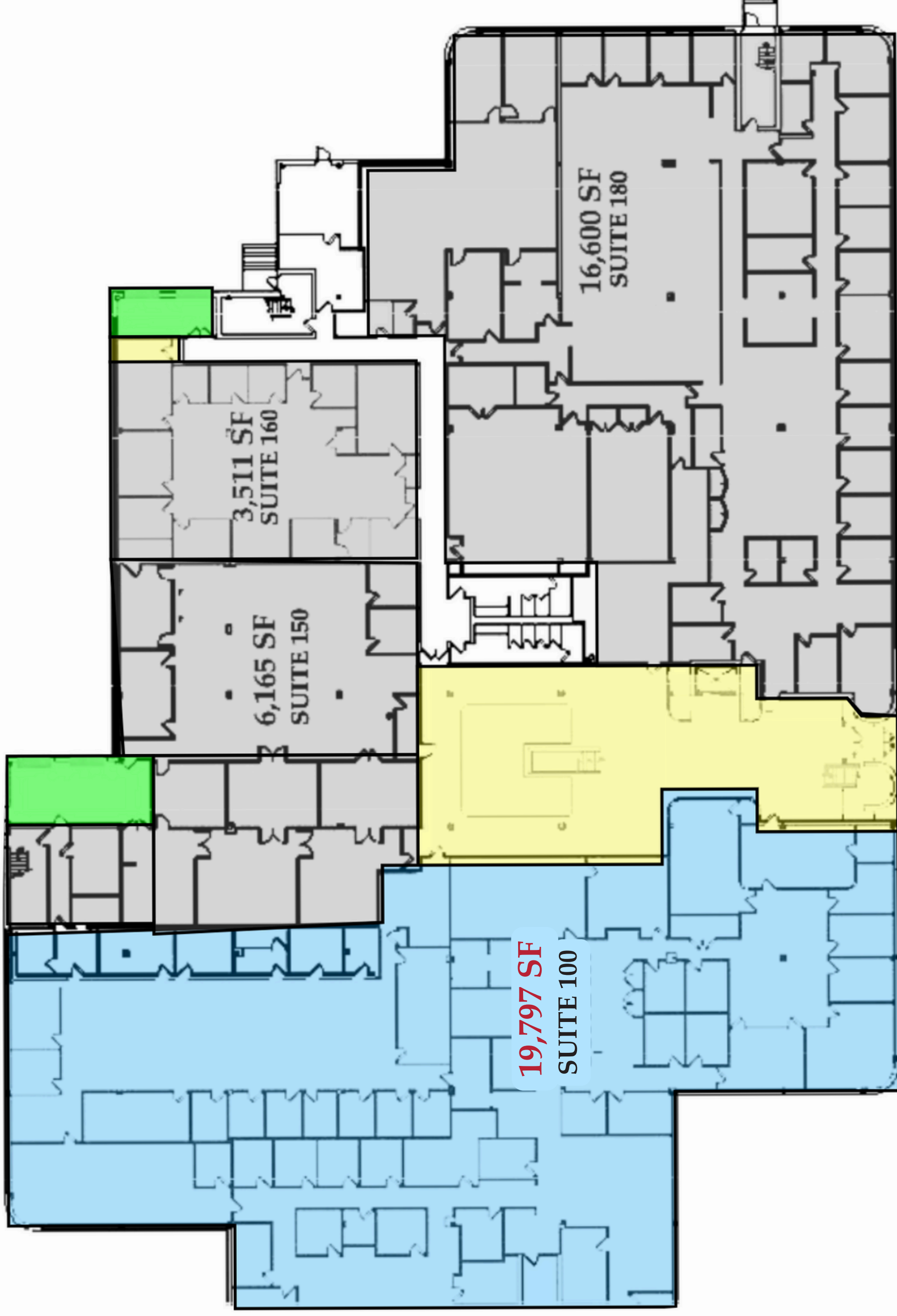
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- Loading
- Lobby

CP
COMBINED PROPERTIES

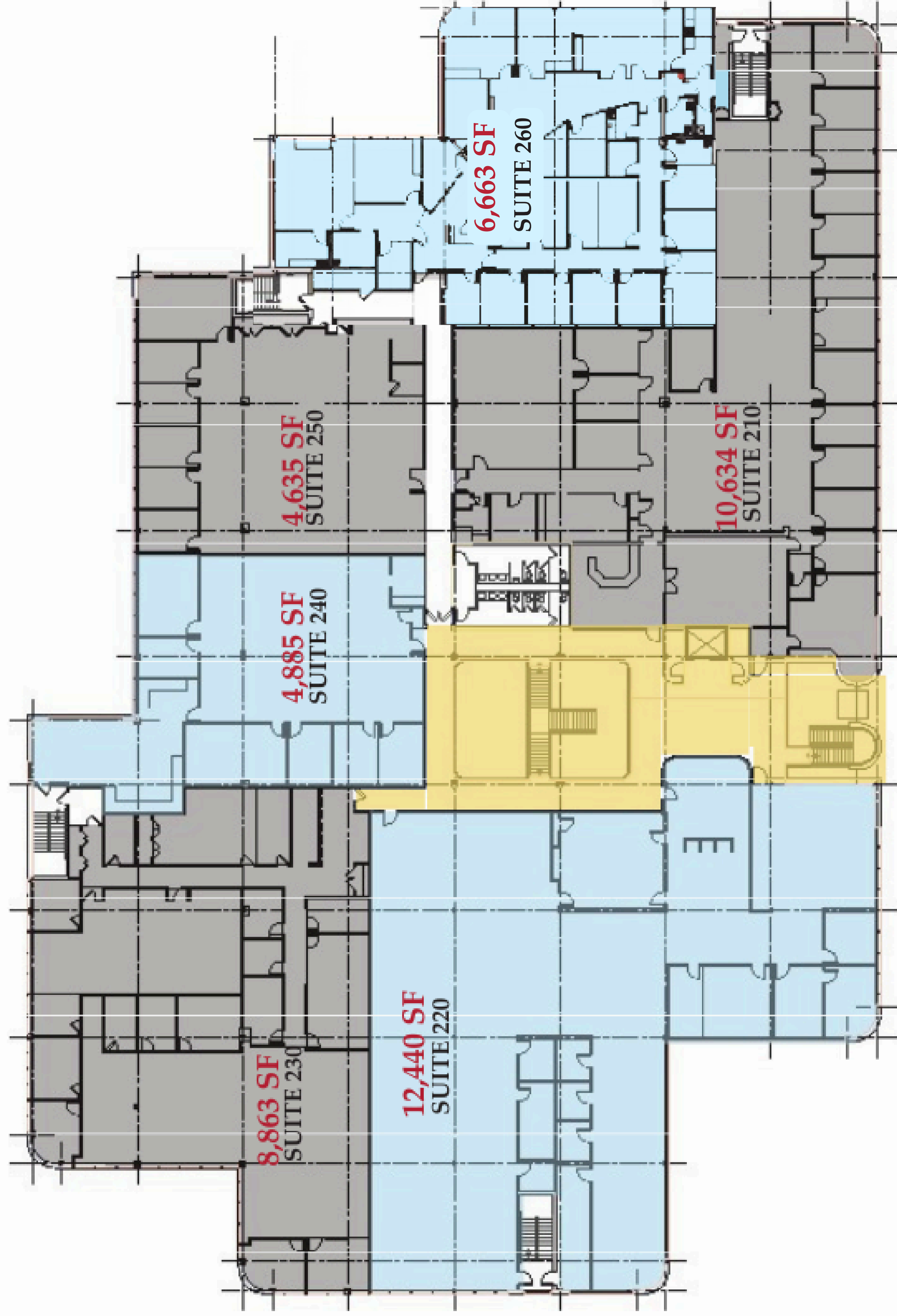
Since 1935

*A full service real estate firm.
Creating Better Places to Live,
Work, and Play.*

1st Floor



2nd Floor



Two Corporation Way,
Centennial Park
Peabody, MA

1ST FLOOR SUITE
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2ND FLOOR SUITES
FROM: 4,885 - 12,440 SF



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