



# For sublease

12,805 SF Available

Plug & play

Chemistry | Lab | Office

35 Gatehouse Drive, Waltham



## Property overview

Gatehouse BioHub: A 296,000 SF cutting-edge innovation center located at 35 Gatehouse Drive in Waltham. This dynamic facility, situated within the life sciences cluster along Route 128, offers state-of-the-art lab and office spaces tailored for high-impact research and development.

The campus offers on-site amenities including a full-service cafeteria, common conference spaces, a 150-seat auditorium, and a parking garage with 250 EV charging ports.



**12,805 SF chemistry-focused  
lab and office space  
available for sublease**

## Premises specifications

<b>Size</b>	12,805 SF
<b>Term</b>	Thru December 2025
<b>Available</b>	Immediately
<b>Rent</b>	Negotiable
<b>Features</b>	Plug & play

### Lab Features:

- 12 Fume Hoods
- Dedicated NMR
- Backup Generator
- Chemical Storage
- Freezer Space

## Floor plan



## Gatehouse BioHub aerial



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