



293 BOSTON POST ROAD

MARLBOROUGH, MA



BUILDING & SYSTEM SPECS

293 BOSTON POST ROAD MARLBOROUGH, MA

FLOOR LOAD

100 lbs/sf

SLAB TO SLAB

13'8" (floor to joists: 11'10")

COLUMN SPACING

30'X30'

HVAC

2 CFM/sf

Power

26 watts/sf

GENERATORS

Shared with future 4th floor lab.
7.4 watts/sf on the 2nd floor

FIRE & SAFETY

Fully Sprinklered/Fire Alarm

PARKING

3.4/1,000 (612 Spaces)

FREIGHT ELEVATOR

8'W x 9'6"D x 8'H. 5,000lbs

UTILITIES

- Electricity: National Grid
- Water: Town of Marlborough
- Gas: Eversource
- Sewer: City of Marlborough

MOVE-IN READY LAB SPEC SUITES:

- Casework; (39) lab benches, each with upper shelf and hanging cabinet.
- (3) 6' fume hoods with the capacity to add (3) more 6' hoods, for a total of (6) 6' hoods.
- Dedicated 300amp, 480V service
- Under-sink chip tanks for chemical neutralization

NEW AMENITIES CENTER

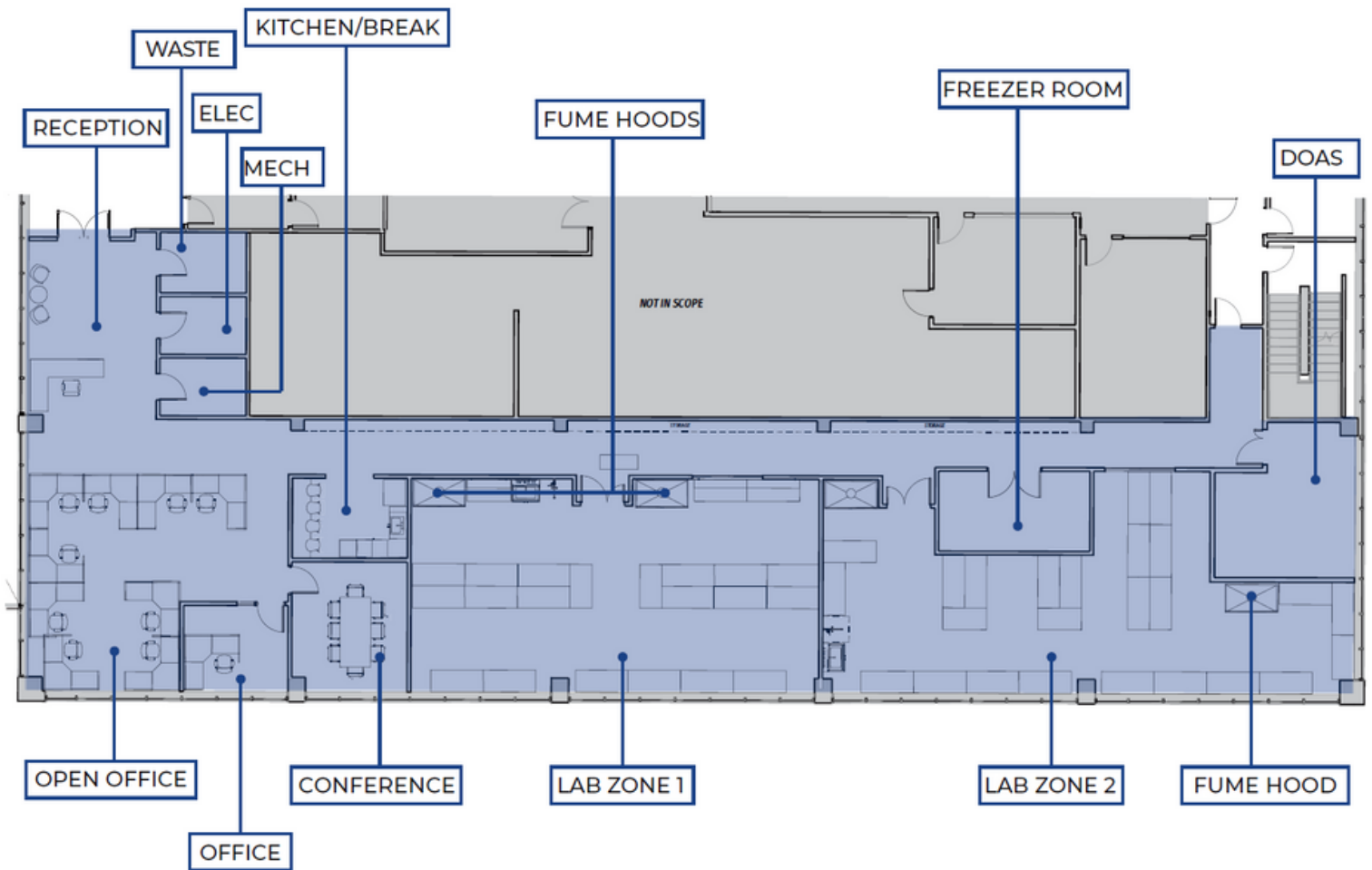
- Renovated Lobby with 5-Story Atrium
- Conference Center
- Full-Service Cafeteria
- Fitness Center with Sauna
- Daycare
- Storage
- Accessible Roof Decks



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LAB SPEC SUITE | 2ND FLOOR | 5,994 RSF



DANIEL CORDEAU
978.505.5134

dcordeau@kelleher-sadowsky.com

ANDREW SHERMAN
860.748.2822

sherman@kellehersadowsky.com

PHIL DeSIMONE
617.721.6466

desimone@kellehersadowsky.com



ROSS MINER
802.578.3673

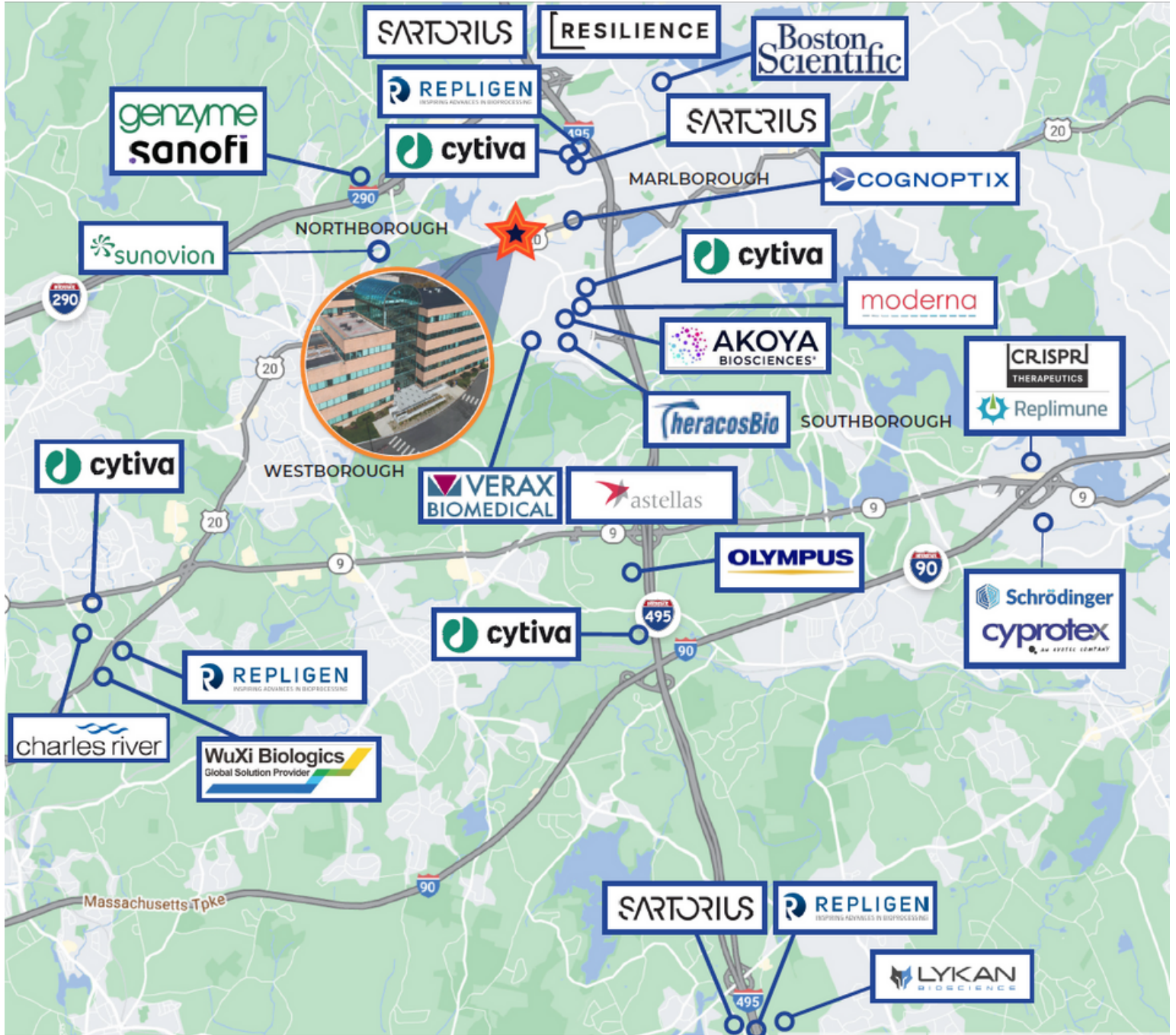
miner@kelleher-sadowsky.com

MADISON O'BRIEN
508.320.7352

obrien@kelleher-sadowsky.com

METROWEST LIFE SCIENCE COMPANIES

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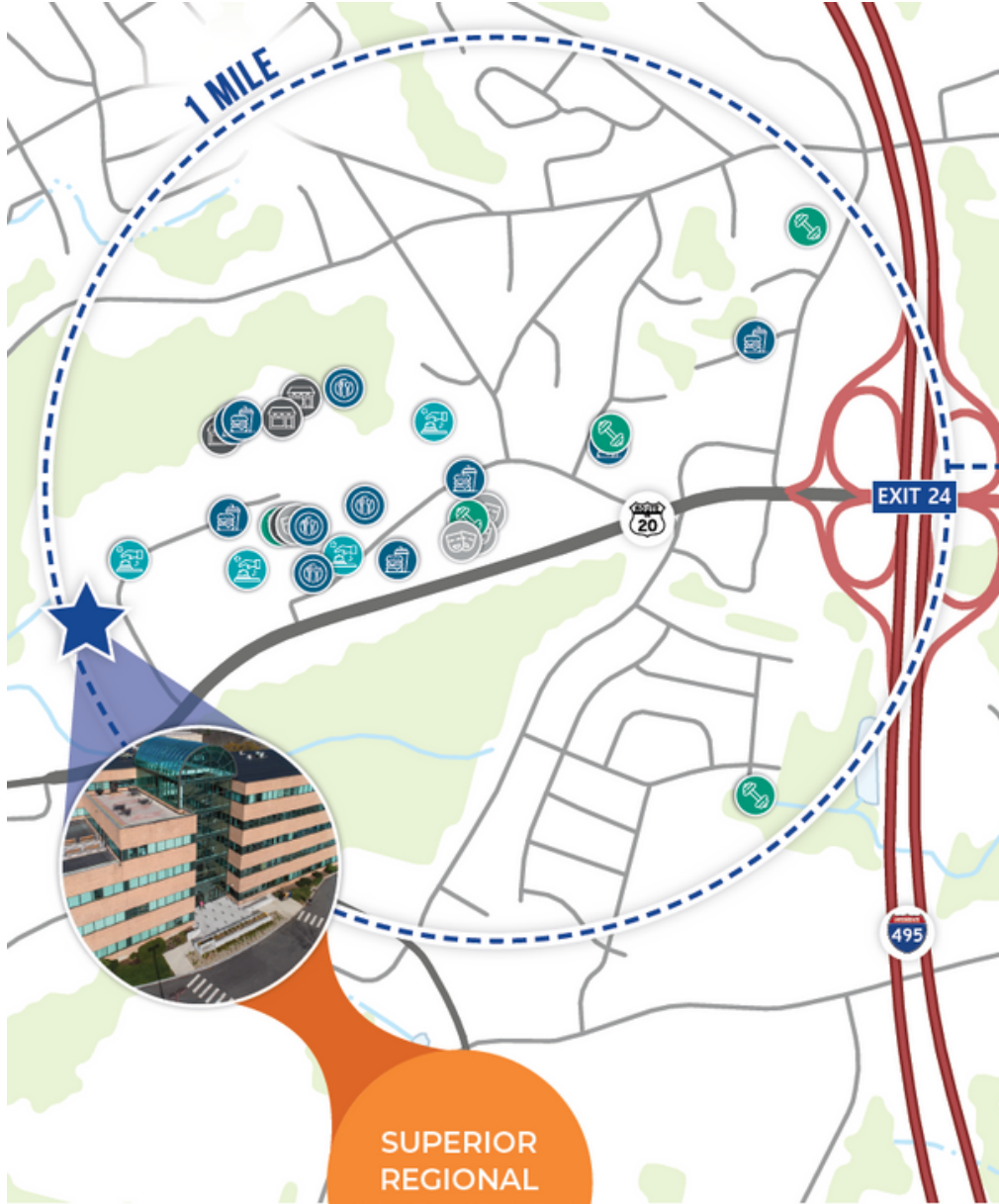


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LOCATION OVERVIEW

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**SUPERIOR
REGIONAL
ACCESSIBILITY**

FOOD	
110 Grill	Ninety Nine RESTAURANT & PUB
JASON MILES USA	QDOBA
Tanera	PROTEINHOUSE
FIVE GUYS BURGERS AND FRIES	Friendly's
	Chick-fil-A
HOTEL	
Hampton	HYATT PLACE
EMERSON SUITES	FAIRFIELD INN & SUITES
	Marriott
FITNESS	
Fore Kicks	Orangetheory FITNESS
Planet Fitness	TITLE BOXING CLUB
CONVENIENCE	
Bank of America	OfficeMax
Citizens Bank	
ENTERTAINMENT	
PIT STOP	BREAKOUT
Westender	MUSE
APEX	HALFAX

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KSLABS

@293

AMENITY CENTER

