

Suite 5550 Sublease

48 Dunham Rd, Beverly, MA 01915



Wronka, Ltd.

Commercial Real Estate Advisors



Marianne Wronka

Wronka, Ltd. Commercial Real Estate Advisors
400 Tradecenter Dr, Suite 5900, Woburn, MA 01801
mwronka@wronkaltd.com
(781) 229-2233 Ext: 201



Suite 5550 Sublease

\$25.00 /SF/YR

48 Dunham Ridge presents a premier sublease opportunity within the Dunham Ridge life science and innovation campus in Beverly, Massachusetts. Dunham Ridge campus is situated on picturesque Norwood Pond and surrounded by hiking and biking trails. The recently constructed five-story building features an energy-efficient design, an immersive lobby, and a three-level pedestrian sky bridge to a free 450-car parking garage.

Suite 5550: ~2,361 SF fully built out as a flex-lab, ideal for tech, flex, and biomanufacturing uses. This plug-and-play layout includes a laboratory. A window line provides natural light, complemented by skylights in the interior room. Adjacent suite available for a total of...

- Move-in-ready lab and R&D sublease opportunity.
- Energy-efficient building connected to a free 450-car parking garage.
- First floor complimentary fitness room with lockers and showers.
- Convenience mart with snacks and beverages
- Loading docks available

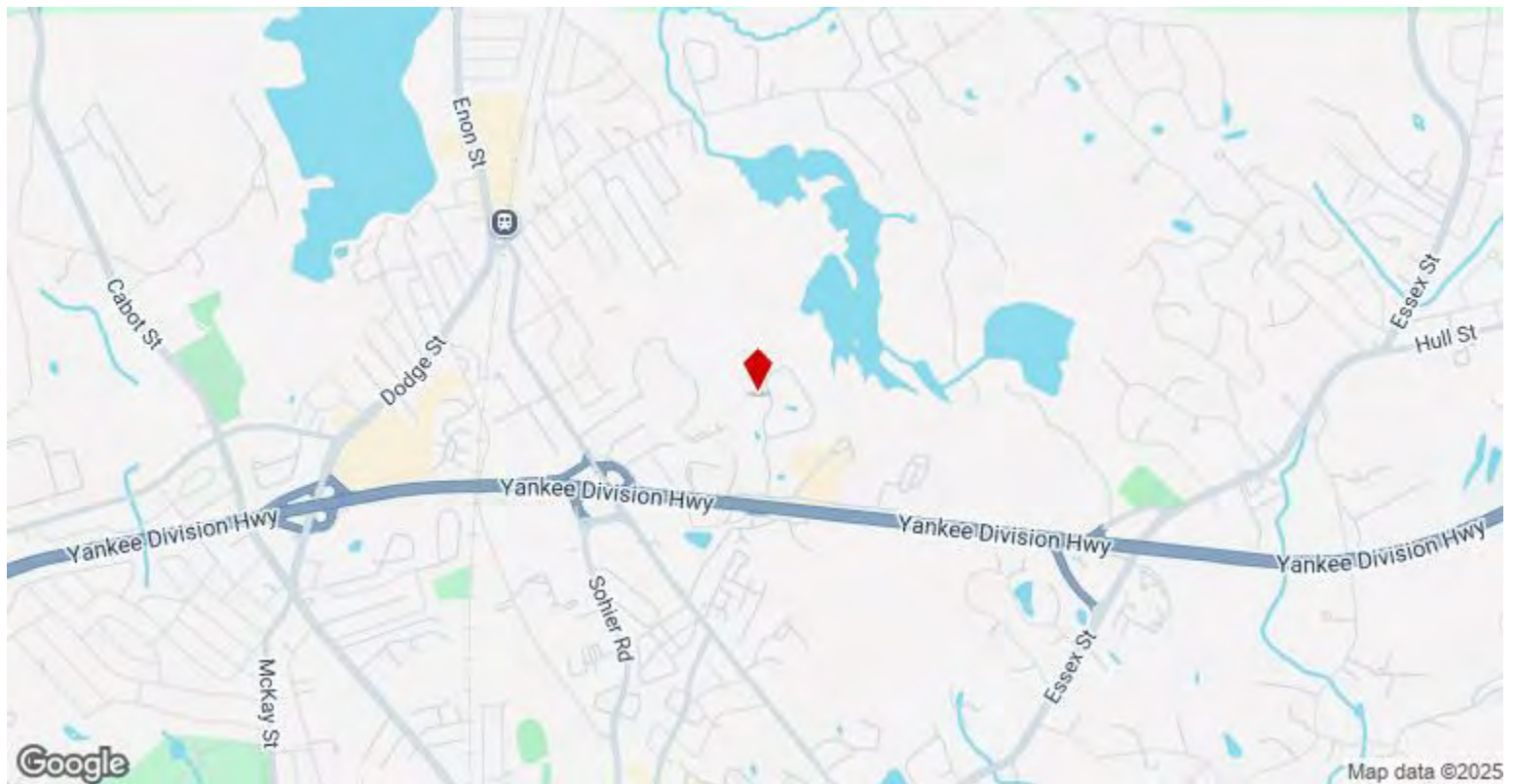


Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	160,000 SF
Year Built:	2018
Walk Score ®:	7 (Car-Dependent)
Rental Rate Mo:	\$2.08 /SF/MO

5th Floor Ste 5550

Space Available	2,361 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Flex

This fifth-floor space is available for sublease and has never been occupied. Fully built out as a flex-lab, it is ideal for tech, flex, and biomanufacturing uses. The plug-and-play layout includes a laboratory and is move-in ready. A window line provides natural light, complemented by skylights in the interior room. Adjacent suite available for total of approximately 4,331 SF. The build-out features BL2-compliant construction with vinyl-faced ceiling tiles, epoxy-painted walls, and vinyl composition tile flooring. Lab infrastructure includes steel benches with resin countertops and adjustable reagent shelves, two 6-foot chemical fume hoods with solvent and acid storage, and ceiling-mounted exhaust drops and electrical feeds. Additional lab amenities include two lab sinks with point-of-use acid neutralization tanks, make-up air and exhaust systems, and emergency eyewash stations.



48 Dunham Rd, Beverly, MA 01915

48 Dunham Ridge presents a premier sublease opportunity within the Dunham Ridge life science and innovation campus in Beverly, Massachusetts. Dunham Ridge campus is situated on picturesque Norwood Pond and surrounded by hiking and biking trails. The recently constructed five-story building features an energy-efficient design, an immersive lobby, and a three-level pedestrian sky bridge to a free 450-car parking garage.

Suite 5550: ~2,361 SF fully built out as a flex-lab, ideal for tech, flex, and biomanufacturing uses. This plug-and-play layout includes a laboratory. A window line provides natural light, complemented by skylights in the interior room. Adjacent suite available for a total of approximately 4,331 SF (see Space Notes for more details)

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Campus Fitness Center with Lockers and Showers



Suite 5550 View to outside

Property Photos



Property Photos



Collaborative Life Science Community with Premier Flex Lab Space



Modern Life Science Campus with Energy-Efficient, Five-Story Design

Property Photos



Easy Access to Yankee Division Highway for Commuters



Scenic Views with Ample Natural Light Throughout Workspace

Property Photos



Located just off Rte. 128 in Beverly