

MALDEN

New Construction Now Pre-Leasing!

±188,000 SF

Office/Medical R&D/Life Science

11 Dartmouth Street Malden, Massachusetts 02148





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Developers/Architect:





Gensler

Disclaimer

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All plans, renderings, and specifications are for illustrative purposes only and subject to change without notice. This property is a build-to-suit development; final design, features, and dimensions will be determined based on tenant requirements and developer discretion.





The Property

11 Dartmouth is a premier ±188,000 SF **multi-use permitted building** offering expansive and highly adaptable floor plates of up to 20,000 square feet. **Designed with flexibility in mind**, it supports a range of uses including purpose-built life science, R&D, medical offices, and modern workplace environments.

The property features a **best-in-class amenity package**, including indoor and outdoor common areas, ample on-site parking, and convenient access to both the MBTA and Commuter Rail. **LEED certified and thoughtfully crafted with health and wellness** as core design principles, the building is flooded with natural light and showcases sweeping panoramic views of the Boston skyline—making **innovation and wellbeing** the cornerstone of its identity.

±188,000 SF Class A Building	Flexible Floor Plates Up To ±20,000 SF	Best-in-Class Amenity Package
Indoor/Outdoor Green Roof Deck	On-Site Fitness Center	Tenant Event Spaces
138 On-Site Parking Spaces	±0.3 Miles to Malden MBTA Station	80 On-Site Bike Storage Spaces
24 Hour Concierge/ Security	3 Passenger & 2 Freight Elevators	Indoor Loading & Freight Capability







Building Specifications*

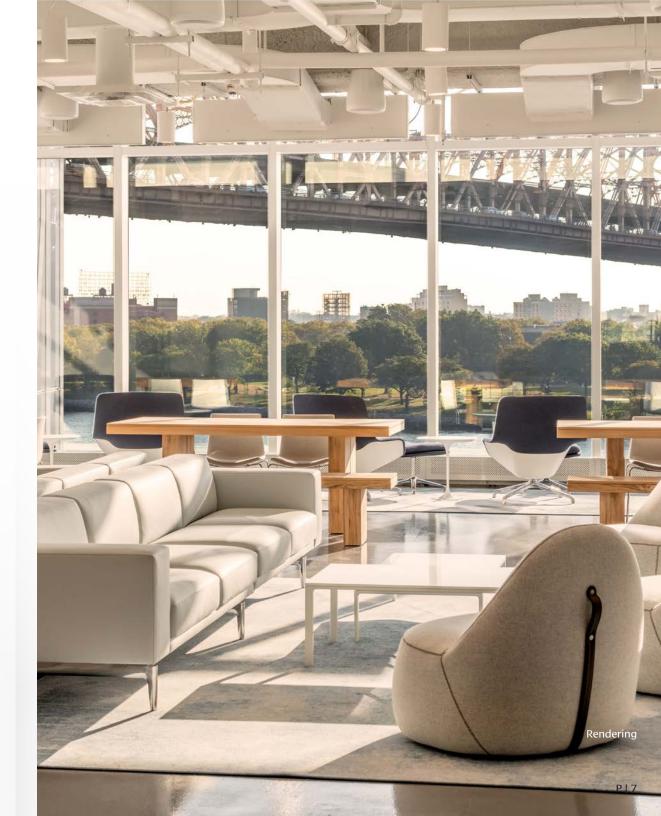
General Specifications

Building Size	±188,000 SF		
Building Dimensions	158'0" x 148'0"		
Land Size	0.68 acres		
Year Built	2027/2028		
Stories	Nine (9) stories		
Floor Plates	±20,000 SF		
Parking	138 on-site spaces		
Zoning	BC		
Construction Type	Steel		
Elevators	Three (3) passenger & two (2) freight elevators		
Ceiling Height	15'0"; floor to floor		

Lab/R&D Specifications

Watts	25W/SF		
Emergency & Backup Power	Base building life safety only; space allocated for tenant generator		
HVAC	100% Make-up Air		
Vent & Vacuum Piping to Tenant Space	Risers for R&D tenant spaces		
Floor Vibration Criteria	8,000 MiPS		
PH Neutralization Tank	Dedicated pH room at grade		
Chemical & Hazardous Material Storage	Space allocated on ground floor		

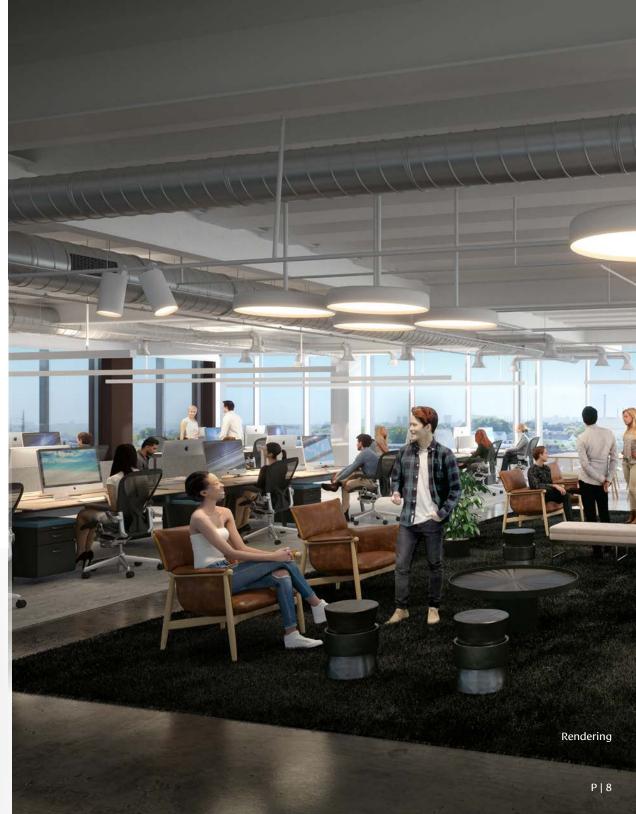
^{*} Building plans and specifications are subject to change. As a build-to-suit property, final design and features may be customized to meet tenant requirements.



Single Tenant Test Fit



	PEOPLE	PEOPLE/ 1,000 RSF	RSF/ PERSON
OFFICE CAPACITY			
Desk Seating (Open & Private Offices)	117	6	165
Conference Seating	79		
Soft Seating	52		
Break Area Seating	22		
TOTAL CAPACITY	270	14	71



Single Tenant Lab Test Fit



	PEOPLE	PEOPLE/ 1,000 RSF	RSF/ PERSON
LAB CAPACITY			
Lab Benches (Open & Support Rooms)	126	6	165
Desk Seating	40		
Conference Seating	68		
Soft Seating	20		
Break Area Seating	25		
TOTAL CAPACITY	279	14	69



Aerial Map





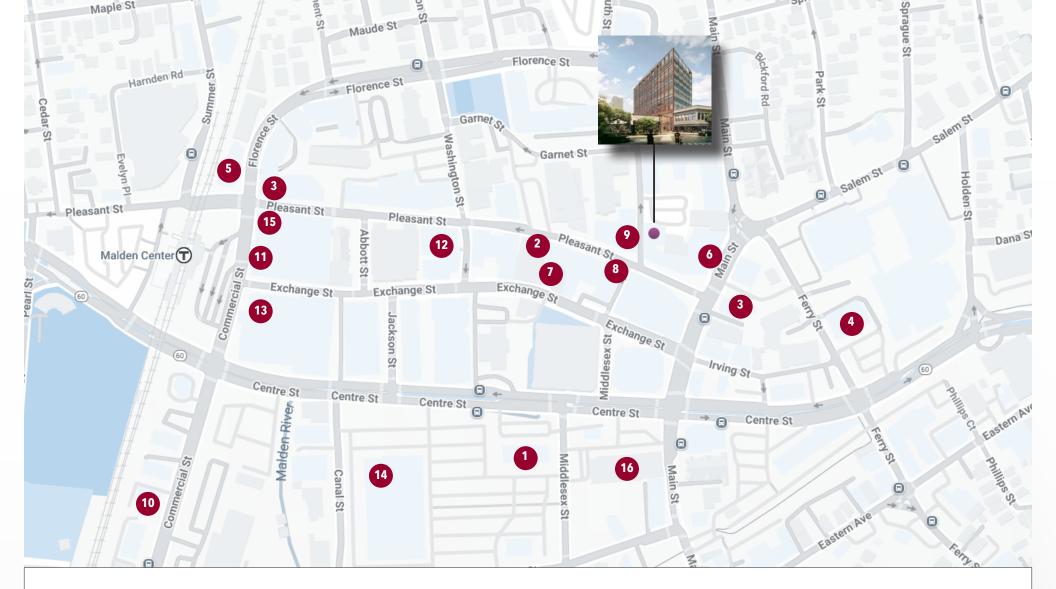








11 DARTMOUTH STREET, MALDEN, MA



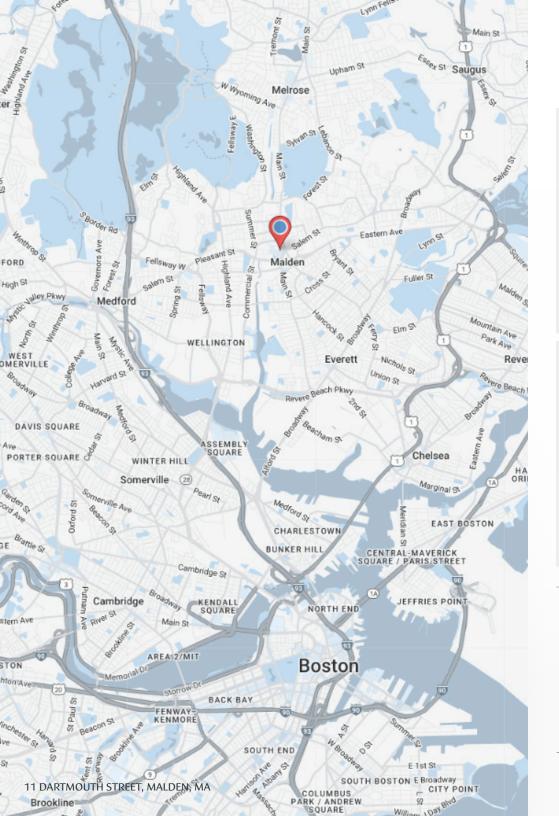
Area Amenities

- 1. Bank of America
- 2. Boda Borg Boston
- 3. Citizens Bank
- 4. CVS
- 5. District Kitchen
- 6. Dunkin'

- 7. Exchange Street Bistro
- 8. Faces Brewing Co.
- 9. Hugh O'Neill's Restaurant & Pub
- 10. Idle Hands Craft Ale
- 11. Rock Spot Climbing
- 12. Soul City Yoga

- 13. Starbucks
- 14. Stop & Shop
- 15. Tous Les Jours
- 16. Walgreens

11 DARTMOUTH STREET, MALDEN, MA P | 11



Why Malden?

STRATEGIC LOCATION

Proximity to Boston

Just 5 miles north of downtown Boston, Malden offers convenient access to the city's economic and academic resources without the high overhead costs.

Transit Connectivity

Served by the MBTA Commuter Rail, Orange Line and multiple bus routes, Malden is well-connected to Greater Boston, making it convenient for employees and customers.

BUSINESS FRIENDLY ENVIRONMENT

Supportive Local Government

The City of Malden actively promotes economic development, offering business incentives, streamlined permitting, and public-private partnerships.

Revitalization Initiatives

Ongoing downtown revitalization has brought in mixed-use developments, increased foot traffic, and new commercial opportunities.

Top Universities In The Greater Boston Area





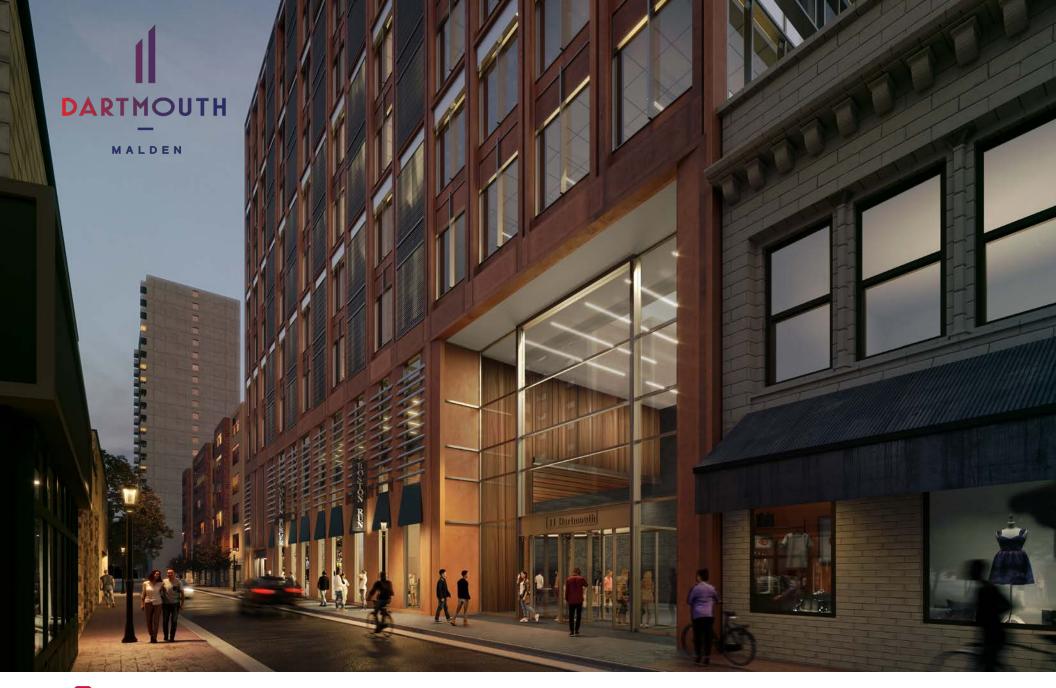








*Source: Bureau of Labor Statistics





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