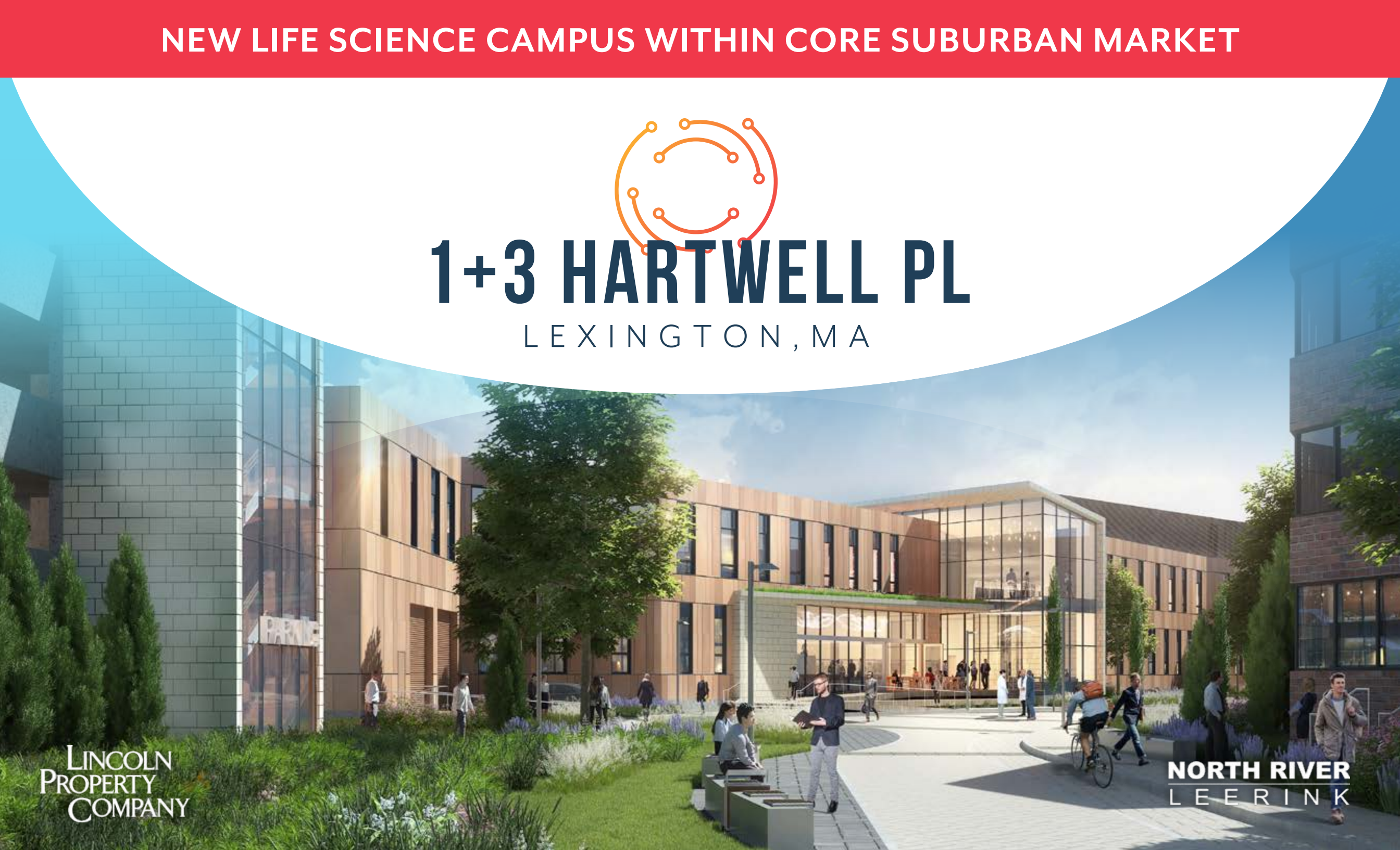


NEW LIFE SCIENCE CAMPUS WITHIN CORE SUBURBAN MARKET



# 1+3 HARTWELL PL

LEXINGTON, MA



LINCOLN  
PROPERTY  
COMPANY

NORTH RIVER  
LEERINK

# CAMPUS OVERVIEW

122,000 SF  
Existing Class A  
Office Building

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100,000 SF  
New Purpose-Built  
Lab Building

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Dedicated Garage with  
502 Parking Spaces and  
9 Electric Car Charging Stations



# NEW LAB BUILDING SPECIFICATIONS

HARTWELL PLACE



2  
STORIES

14'6" - 15'  
FLOOR TO FLOOR

33'  
COLUMN SPACING

100lbs  
FLOOR LOADING

Four (4) Truck Bays  
LOADING

# HIGHLY AMENITIZED LIFE SCIENCE CAMPUS

Designed to Foster Connections & Encourage Collaboration



Center atrium promenade  
surrounded by  
landscaped grounds

Outdoor patios with seating  
& collaboration areas

Access to running  
& biking trails



## ON-SITE AMENITIES

Shuttle Bus to Alewife MBTA Station 

Grab & Go Café

Fitness Center with Locker Rooms & Showers

Common Conference Space

Bike Storage

On-site Property Management

Daily Food Trucks on Hartwell Ave



# ACCESS



**I-95/Route 128**  
3 minute drive



**Route 2**  
5 minute drive



**Cambridge Alewife MBTA Red Line**  
12 minute drive



**Downtown Boston**  
20 minute drive

**bostonlogan**

**Logan Airport**  
30 minute drive

## hanscomfield

Region's largest general aviation airport and preferred destination for travel on private and corporate jets.



### Minuteman Commuter Bikeway

10-mile paved trail runs from Bedford to Alewife Station

### On-site Shuttle Bus Stop

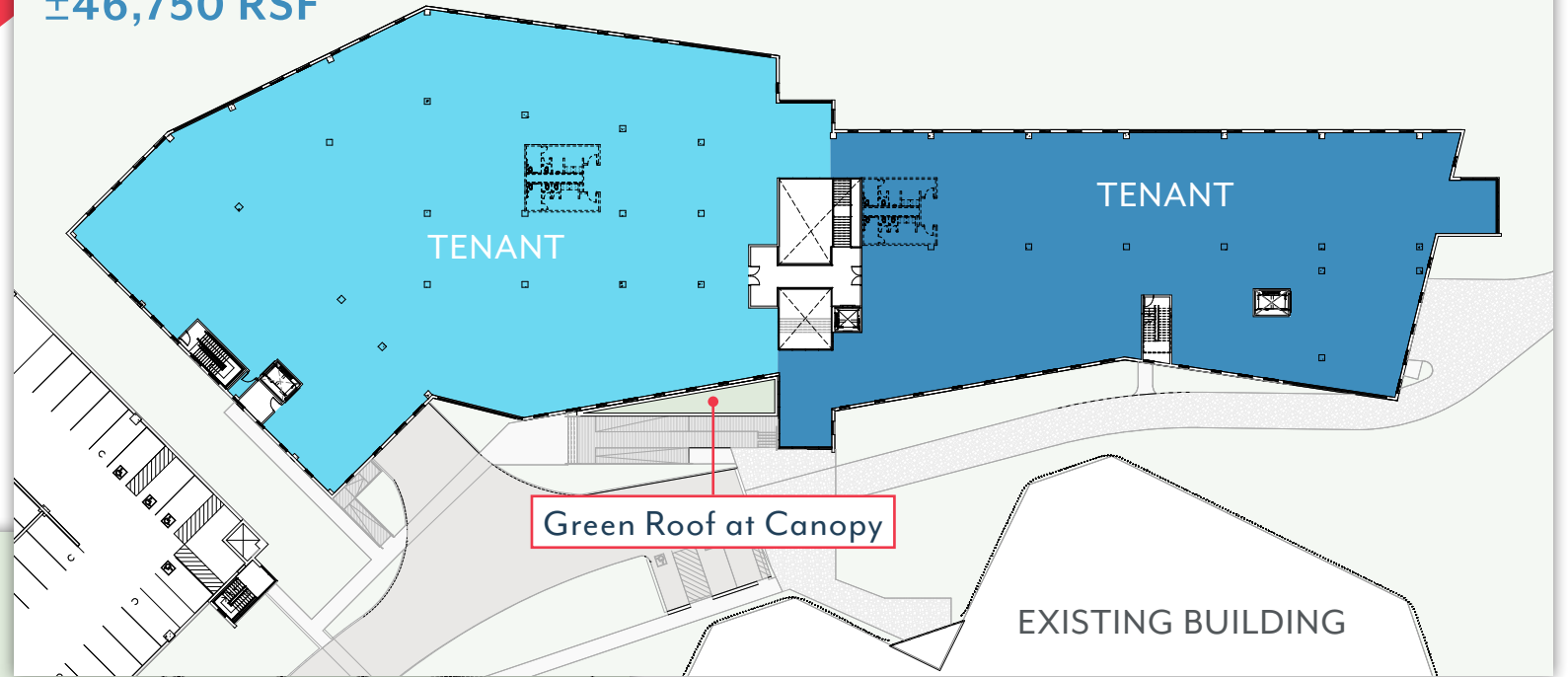


Connecting Alewife Station to the Hartwell Avenue area of Lexington

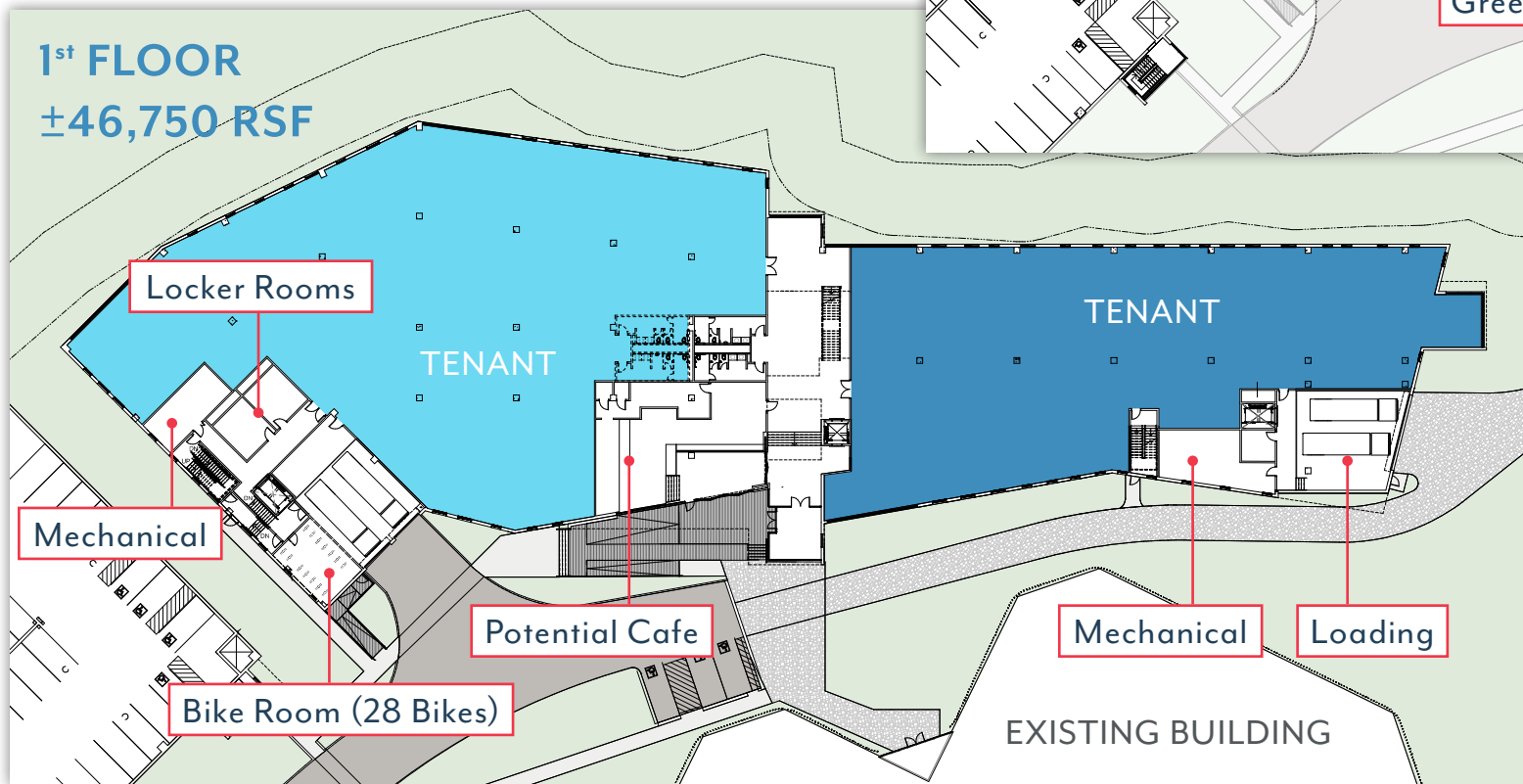


# LAB BUILDING FIT PLANS

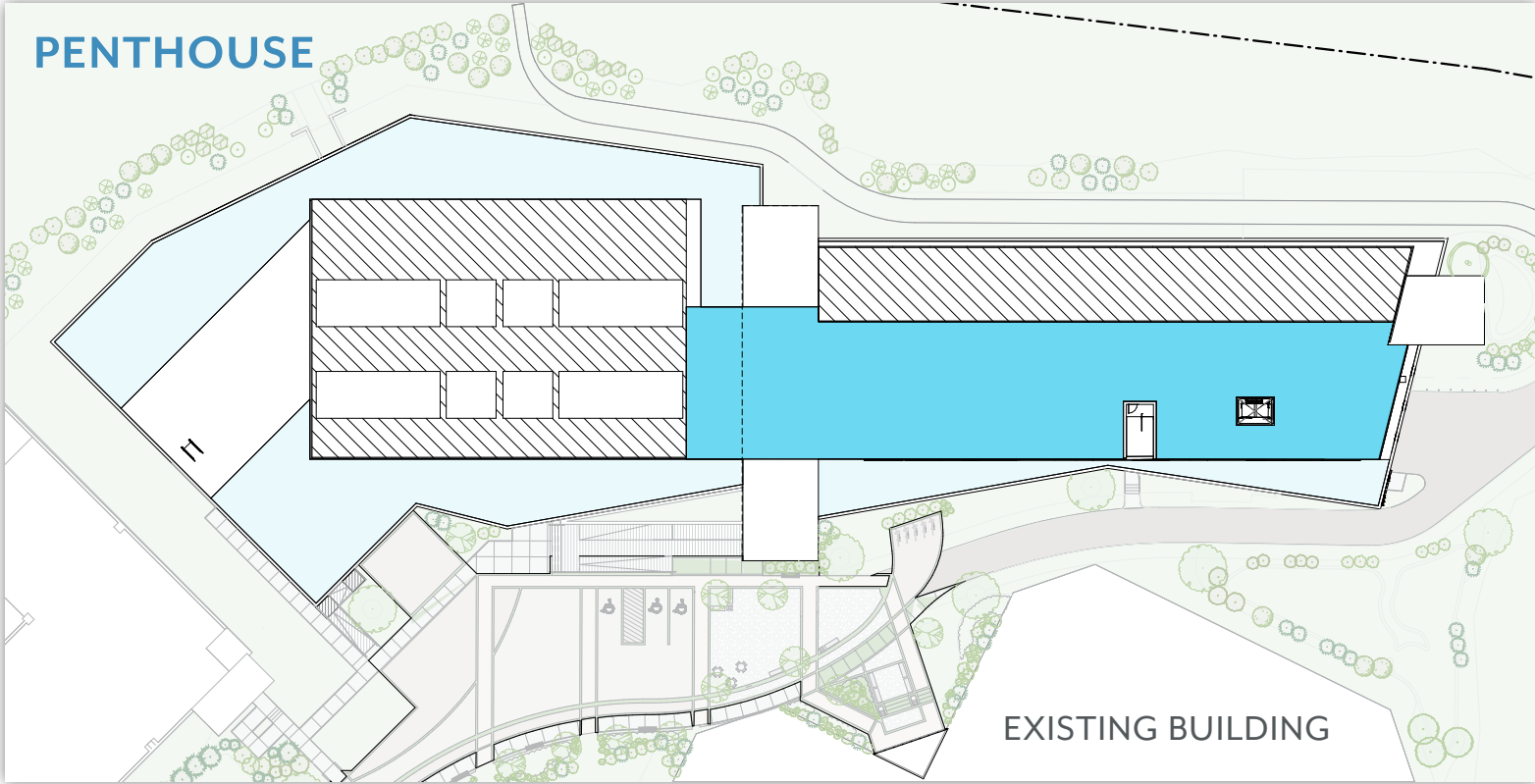
2<sup>nd</sup> FLOOR  
±46,750 RSF



1<sup>st</sup> FLOOR  
±46,750 RSF

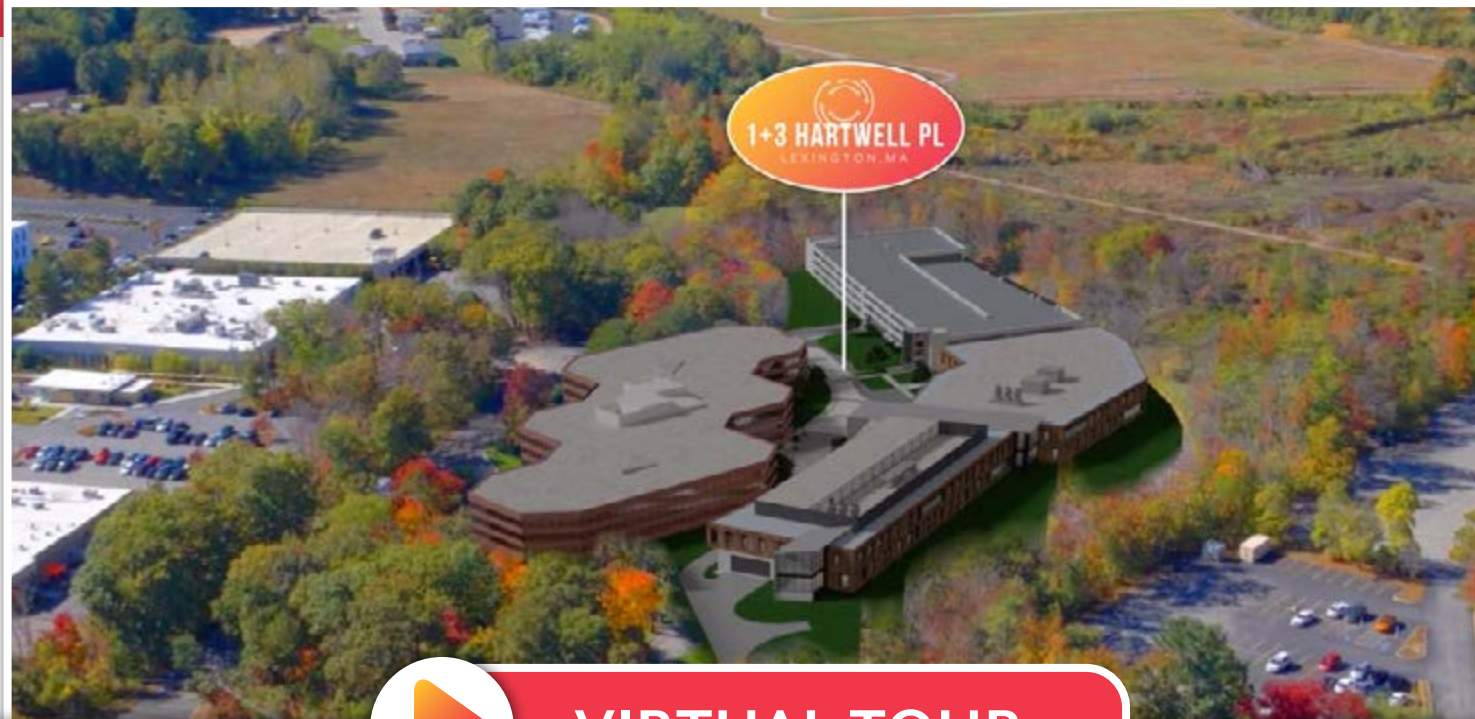


# LAB BUILDING FIT PLANS



# VIRTUAL TOUR

222,000 SF CLASS A LAB & OFFICE CAMPUS



 **VIRTUAL TOUR**





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COMPANY

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