



ONE PATRIOTS PARK

BEDFORD, MASSACHUSETTS

68,158 SF

AVAILABLE FOR SUBLEASE

EXISTING LAB / ACF / cGMP



NEWMARK

PROPERTY OVERVIEW

ONE PATRIOTS PARK in Bedford, MA offers 68,518 square feet of first-floor life science/cGMP/office/warehouse space for lease in a modern, Class A environment. This recently redeveloped property is strategically located with easy access to Interstate 95/Route 128, Route 3, and direct shuttle service to Cambridge, making it ideal for businesses seeking a presence in Greater Boston's thriving life science cluster. Tenants benefit from advanced infrastructure in a vibrant, innovation-focused community.



68,518

SQUARE FEET

FIRST-FLOOR AVAILABILITY



DIRECT ACCESS

I-95/128 & ROUTE 3



**SHUTTLE TO
CAMBRIDGE**

ALEWIFE RED LINE



MODERN CLASS

A LIFE SCIENCE FACILITY



**ADVANCED
INFRASTRUCTURE**



**INNOVATION
CLUSTER**

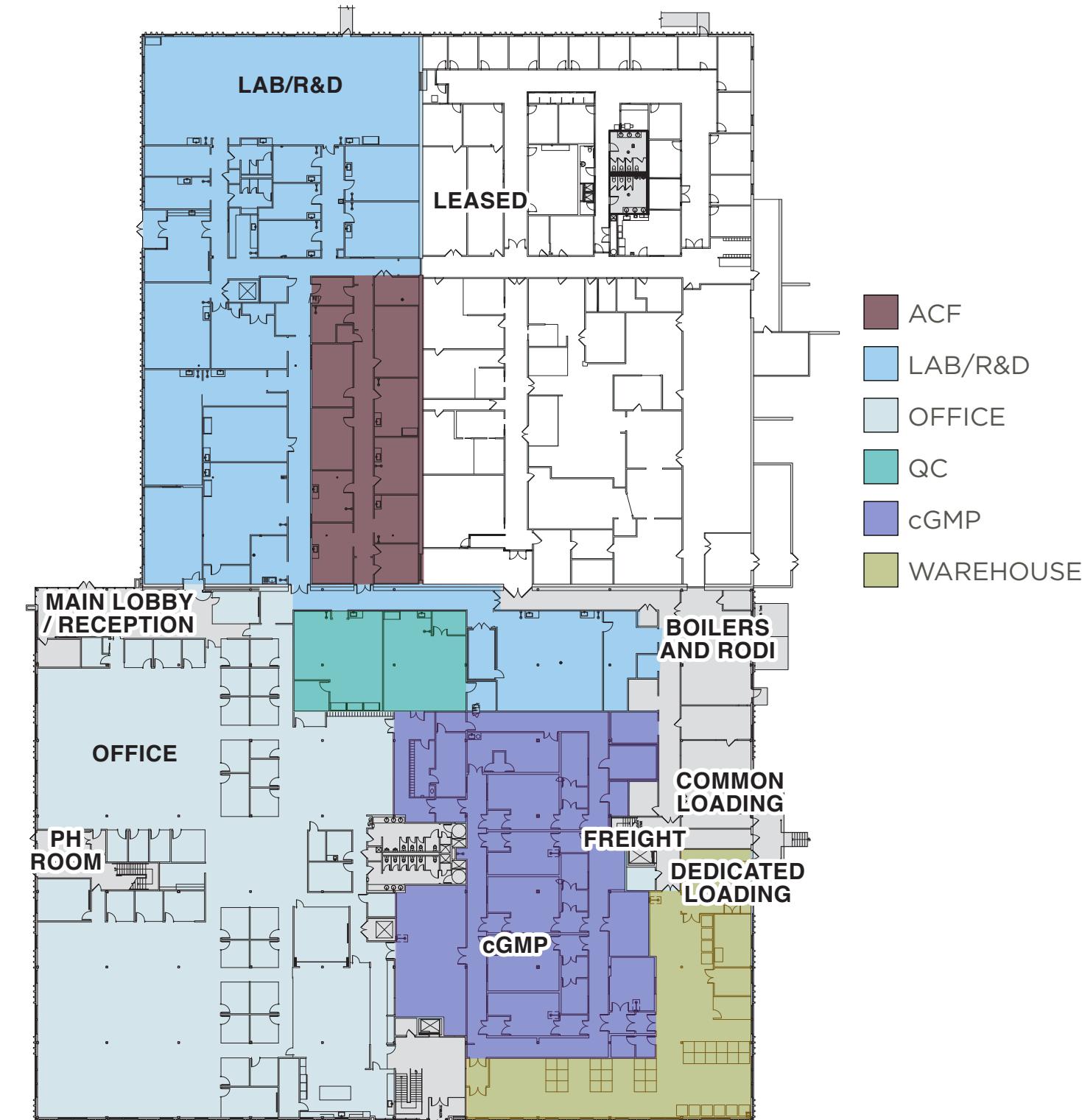
THRIVING GREATER BOSTON LOCATION



STATE-OF-THE-ART LABORATORY FACILITY

LAB/ACF/cGMP

SUBLEASE AVAILABLE: 68,518 SF



- ACF
- LAB/R&D
- OFFICE
- QC
- cGMP
- WAREHOUSE

HQ BRANDING



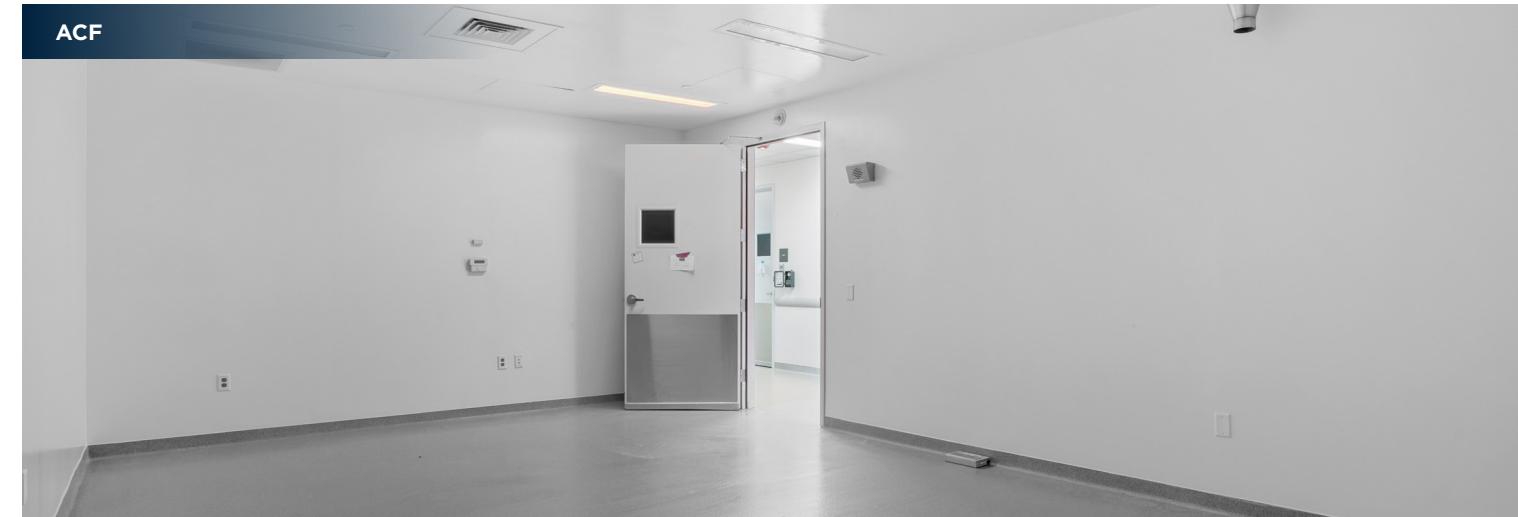
MODERN OFFICE BUILD-OUT



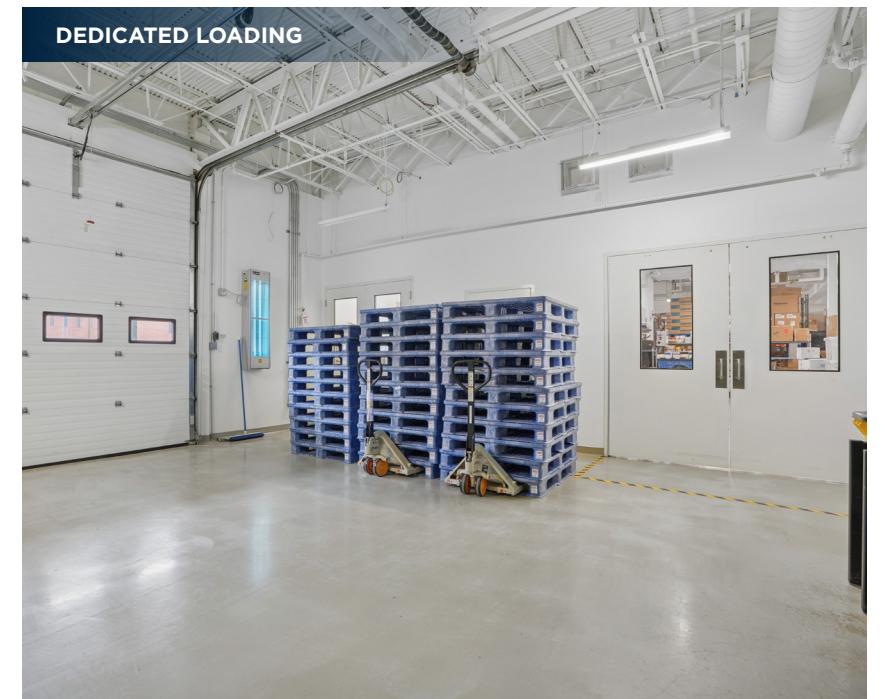
LAB/R&D



ACF



DEDICATED LOADING



cGMP / CLEAN ROOM SUITES



TEMPERATURE CONTROLLED WAREHOUSE



STATE-OF-THE-ART LABORATORY INFRASTRUCTURE



SITE DESCRIPTION

Property Address	1 Patriots Park, Bedford, MA 01730
Land Area	14.41 acres (627,700 square feet)
Zone Code	Industrial A (I-A)

IMPROVEMENT DETAILS

Building Profile	Class A laboratory
Year Built/Renovated	Built in 1976 (single-story section) and 1985 (two-story section); gut renovation and laboratory conversion completed from 2015 to 2019 (excluding N2 Biomedical)
Number of Floors	Two
Building Rentable Area	143,553 square feet

CONSTRUCTION

Structure	Steel frame
Foundation	Concrete slab-on-grade
Facade	Precast concrete and masonry walls, exposed aggregate infill wall panels
Roof	EPDM roof above entire area excluding N2 Biomedical premises installed in 2016 with 20-year warranty; EPDM roof above N2 Biomedical premises installed in 2019 with 20-year warranty
Windows	Insulated glass
Floor Coverings	Carpet, vinyl composition tile, polished concrete
Ceilings	Acoustic ceiling tiles, gypsum wallboard, exposed
Ceiling Height	Floor to Deck: 12'2" to 14'0" Finished: 8'0" minimum
Parking	370 parking spaces (ratio of 2.6 spaces per 1,000 square feet)
Loading	Three loading docks (one common, one dedicated to OXB, one dedicated to N2 Biomedical)

BUILDING SYSTEMS

Elevators	One hydraulic passenger elevator, 2,500-pound capacity; one hydraulic service elevator, 4,000-pound capacity
Air Handling:	Eight roof-mounted, packaged, 50% outside air handling units with gas pre-heating, direct expansion cooling with 30% pre-filters and MERV 13 final filters; total capacity of 520 tons of cooling and 120,000 CFM sized for approximately 1.0 CFM/SF with 100% outside air in the laboratory spaces; one additional 8,960 CFM packaged rooftop unit and one additional 16,000 CFM packaged rooftop unit dedicated to Homology's space; N2 Biomedical portion of the building has 15 constant air-cooled packaged RTUs ranging from 3 to 15 tons each
HVAC System	Air Distribution: Four roof-mounted exhaust fans (separate from supply air units) dedicated to Homology and one roof-mounted exhaust fan dedicated to N2 Biomedical, all with high-plume exhaust nozzles for air dispersion; additional high-plume exhaust for Floor 2 Heating: Central gas-fired hot water plant with capacity of 6,000 MBH
Electric Service	One 2,000 kVA and one 2,500 kVA, 13.8 kV primary, 480 volt secondary median step-down voltage transformer feeding two low-voltage 480/277 switchboards within the main electrical room; power capacity of 19 watts/SF
Generator	Milton CAT, 175 kW (common)
Energy Management	Metasys Johnson Controls
Life Safety	Notifier Fire Panel NFS-320, StarLink radio, 100% sprinklered
Security	Security card access provided by American Alarm
Utilities	Electricity: Eversource Gas: National Grid Water & Sewer: City of Bedford Telecom: Comcast

SUBLEASE DESCRIPTION

This exceptional sublease offering at One Patriots Park offers the perfect mix of modern office space, mission critical infrastructure, an operational cGMP suite, operational ACF, and GMP warehouse space; all on the first floor. Housed in a multi-tenant Class A office/lab building, and located in the heart of Suburban Boston's life science cluster, this sublease offers Tenants space that would be prohibitively expensive to recreate from shell elsewhere. Additionally, One Patriots Park is located adjacent to the Minuteman Bike Path, offering a unique commute from Arlington all the way to Concord.

Some of the impeccable **features include:**

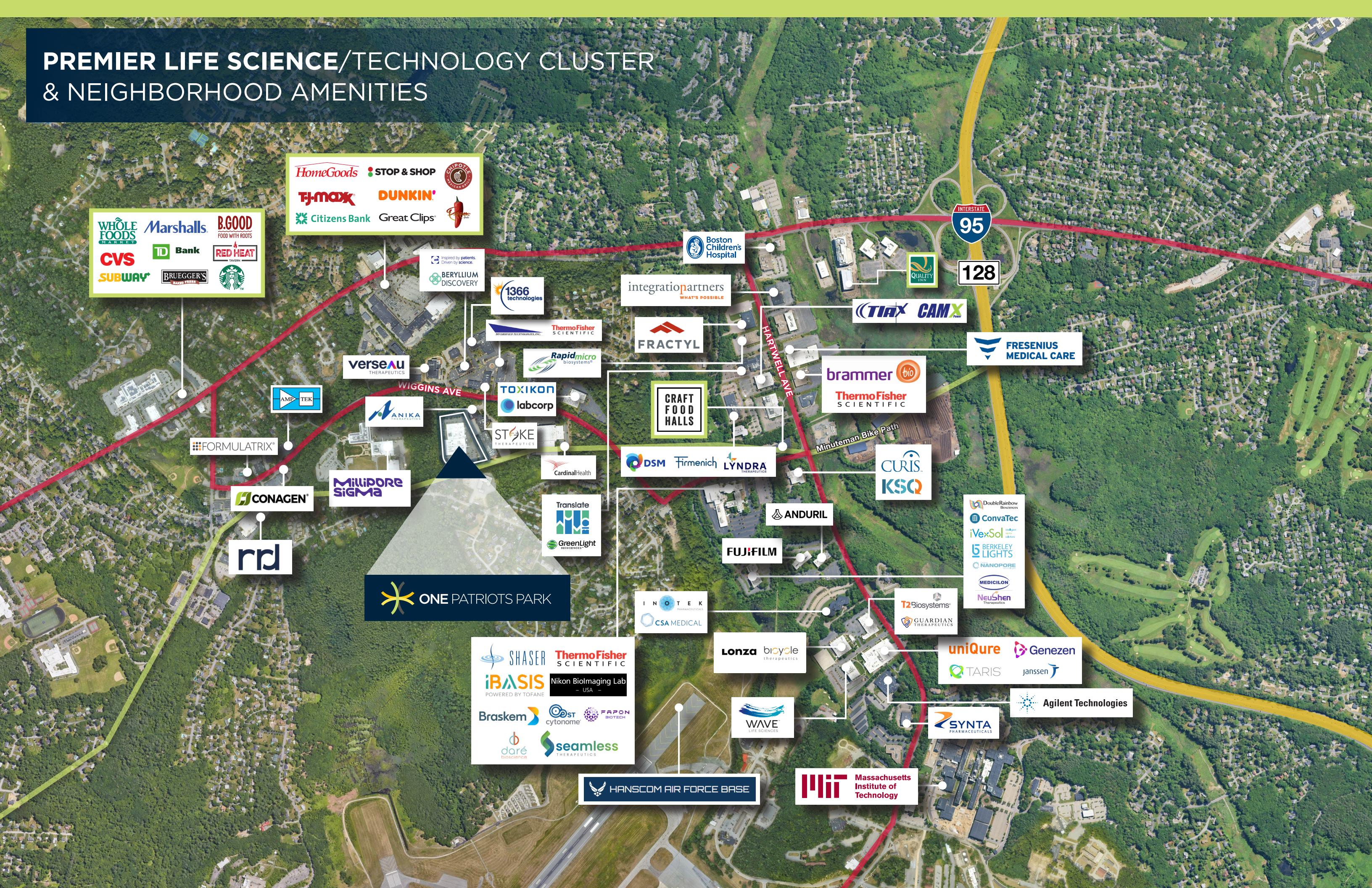
- Private dedicated lobby entrance
- Furnished modern office space

cGMP details:

- Two (2) mirrored cGMP Suites (upstream and downstream on each side)
- Fill Room w AST Fill Finish Machine
- WIFI & Compressed Air in all cGMP Rooms
- Freezer Room
- Cold Room
- QC Sample Room
- Locker Room/Gown Up
- Autoclave
- Designed for Phase 1 and Phase 2 Manufacturing
- Temperature mapped cGMP warehouse with dedicated loading.
- Two (2) QC Labs and one (1) PD Lab to support the cGMP Suite, with cold room
- ACF with 3 holding rooms, procedure rooms, and dedicated air handling system
- Additional Cell & Gene Therapy Labs w Autoclave
- 3800 gallon CAT Backup Generator supporting all lab, ACF and cGMP areas
- Biokill system



PREMIER LIFE SCIENCE/TECHNOLOGY CLUSTER & NEIGHBORHOOD AMENITIES





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